



DEVELOPMENT SERVICES DEPARTMENT
ENVIRONMENTAL COORDINATOR
450 110th Ave. NE
BELLEVUE, WA 98004

DETERMINATION OF NON-SIGNIFICANCE

| | |
|---------------------------------|---|
| PROPONENT: | McDonald's at Crossroads |
| LOCATION OF PROPOSAL: | 1401 156 th Avenue NE |
| DESCRIPTION OF PROPOSAL: | Application for a Design Review approval to demolish an existing 4,085 square foot restaurant and replace it with a new 3,910 square foot restaurant. Project will include new parking stall configuration (45 stalls) and new perimeter landscaping. |

FILE NUMBER: 11-130841-LD

The Environmental Coordinator of the City of Bellevue has determined that this proposal does not have a probable significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(C). This decision was made after the Bellevue Environmental Coordinator reviewed the completed environmental checklist and information filed with the Land Use Division of the Department of Planning & Community Development. This information is available to the public on request.

- ☐ There is no comment period for this DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's office by 5:00 p.m. on _____.
- ☒ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS. There is a 14-day appeal period. Only persons who submitted written comments before the DNS was issued may appeal the decision. A written appeal must be filed in the City Clerk's Office by 5 p.m. on **July 12, 2012.**
- ☐ This DNS is issued under WAC 197-11-340(2) and is subject to a 14-day comment period from the date below. Comments must be submitted by 5 p.m. on _____. This DNS is also subject to appeal. A written appeal must be filed in the City Clerk's Office by 5 p.m. on _____.

This DNS may be withdrawn at any time if the proposal is modified so that it is likely to have significant adverse environmental impacts; if there is significant new information indicating, or on, a proposals probable significant adverse environmental impacts (unless a non-exempt license has been issued if the proposal is a private project); or if the DNS was procured by misrepresentation or lack of material disclosure.

Carol V. Steland
Environmental Coordinator

June 28, 2012
Date

OTHERS TO RECEIVE THIS DOCUMENT:

State Department of Fish and Wildlife
State Department of Ecology, Shoreline Planner N.W. Region
Army Corps of Engineers
Attorney General
Muckleshoot Indian Tribe



**City of Bellevue
Development Services Department
Land Use Staff Report**

Proposal Name: McDonald's at Crossroads

Proposal Address: 1401 156th Avenue NE

Proposal Description: Application for a Design Review approval to demolish an existing 4,085 square foot restaurant and replace it with a new 3,910 square foot restaurant. Project will include new parking stall configuration (45 stalls) and new perimeter landscaping. Application includes a request for Alternative Landscape Option. Lot size is 1.08 acres.

File Number: 11-130841-LD

Applicant: McDonald's USA, LLC by
Ivana Halvorsen, Barghausen Consulting Engineers, Inc.

Decisions Included: Design Review and SEPA Determination

Process: Process II, (LUC 20.35.200)

Planner: Carol Hamlin, Senior Planner, 425-452-2731 *CHamlin*

**Threshold Determination:
State Environmental Policy Act
(SEPA):** Determination of Non-Significance

Carol V. Helland
Carol V. Helland, Environmental Coordinator
Development Services Department

Director's Decision: **Approval with Conditions**
Michael A. Brennan, Director
Development Services Department

Carol V. Helland
By Carol V. Helland, Land Use Director

Application Date: December 20, 2011
Completeness Date: January 5, 2012
Notice of Decision Date: 06-28-2012
SEPA Appeal Deadline: 07-12-2012 at 5pm
Design Review Appeal Deadline: 07-12-2012 at 5pm

For information on how to appeal a proposal, visit the Development Services Center at City Hall or call (425) 452-6800. Comments on State Environmental Policy Act (SEPA) Determinations can be made with or without appealing the Design Review decision within the noted comment period for a SEPA Determination. Appeals must be received in the City Clerk's Office by 5 pm on the date noted for appeal of the decision.

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Attachments: A - Project Plans
B - Environmental Checklist

I. REQUEST and REVIEW PROCESS

A. Request

McDonald's USA, LLC requests approval of a Design Review application to demolish an existing 4,085 square foot restaurant and replace it with a new 3,910 square foot restaurant on a 1.08 acre parcel. The purpose of the project is to upgrade the existing McDonald's restaurant to new corporate standards.

The project will include a new parking stall configuration (45 stalls), new double lane drive-through configuration and new landscaping along all perimeters. The refuse/recycling area will be relocated and screened. To accommodate the new site design, the elevation of the west end of the site will be raised by 2-4 feet. The applicant also requests approval of an Alternative Landscape Option to reduce a portion of the required landscape buffer along the south property line and to reduce the retained diameter inches of significant trees within the site perimeter/interior. See Section III for detailed discussion regarding the Alternative Landscape Option.

The colors of the building will be earth tones with a yellow accent at the roofline and for the marquees. The exterior materials will be hardiplank and stone veneer. This design is consistent with McDonald's corporate standard for this region.



B. Review Processes

Design Review is required since the project is located in the Community Business zoning district and is also in a Transition Area (LUC 20.25I.030, LUC 20.25B.030).

A Design Review application is a Process II application (LUC 20.35.200) with an administrative decision by the Director of Development Services (LUC 20.30F). The

SEPA Determination is also a Process II decision with administrative decision by the Environmental Coordinator. Appeals are heard and decided by the Hearing Examiner for Process II applications. Minor changes to the approved Design Review may be processed as a Land Use Exemption. Refer to Conditions of Approval regarding Modification to Design Review in Section X.A.

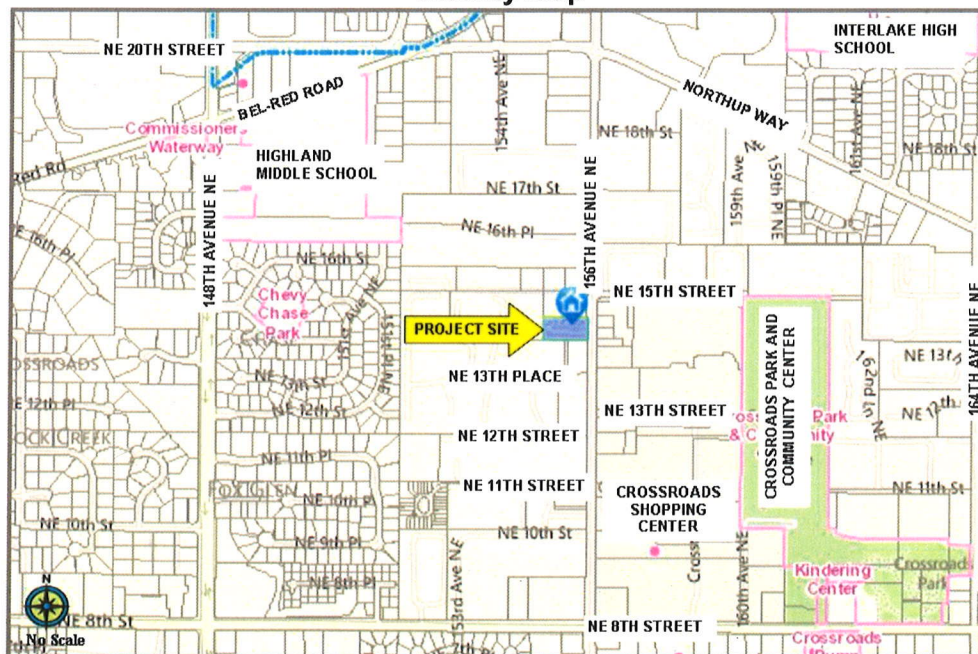
II. SITE CONTEXT and DESCRIPTION

A. Site Context

The McDonald's at Crossroads restaurant is located in the Crossroads area of Bellevue. It is located along the west side of 156th Avenue NE between NE 14th Street and NE 15th Street. The site is located in an area of lively pedestrian activity within a commercial hub, including Crossroads Shopping Mall, grocery stores, restaurants, movie theater, numerous retail establishments, banking locations, multi-family residential complexes and a city park (to the east of the mall).

A bus stop is located 150 feet to the north of this site. The site is within walking distance to NE 8th Street (approximately 0.4 mile). The closest freeway connections are at State Route 520 (1.3 miles north), Interstate 405 (3 miles west) and Interstate 90 (3 miles south).

Vicinity Map



The following uses surround the site:

North – Restaurants (3 tenants).

West – Residential multi-family complex.

South – Residential multi-family complex (west half) and Commercial (east half) - retail stores.

East – Right-of-Way of 156th Avenue N.E and Crossroads Shopping Mall

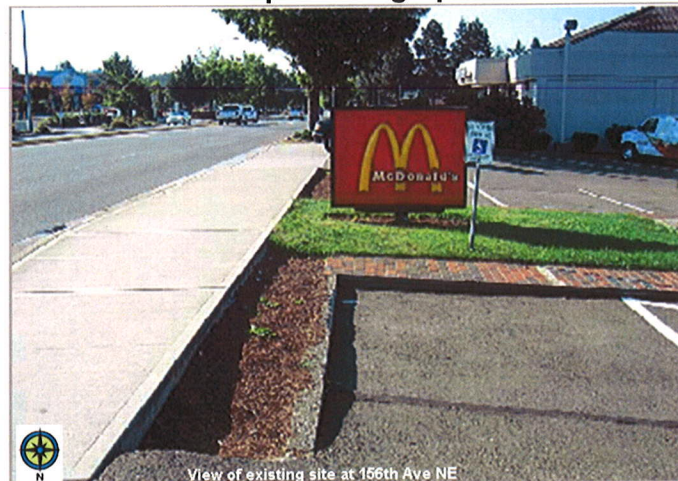
Aerial Photograph



B. Site Description

The 1.08-acre site is currently developed with an existing 4,085 square foot McDonald's Restaurant that is served by a single-lane drive-thru and 52 parking stalls. The site gains access from 156th Avenue N.E. with a right-in only driveway at the north side of the site and a right-out only driveway at the south side of the site. The site slopes downward to the west with grades up to approximately 8 percent through the central area of the property. There is an existing slatted chain-link fence (6' height) which will be replaced with a new 6-foot high solid wood fence along the south perimeter. The existing 10-foot tall solid wood fence along the west residential perimeter will remain.

Streetscape Photograph at Site

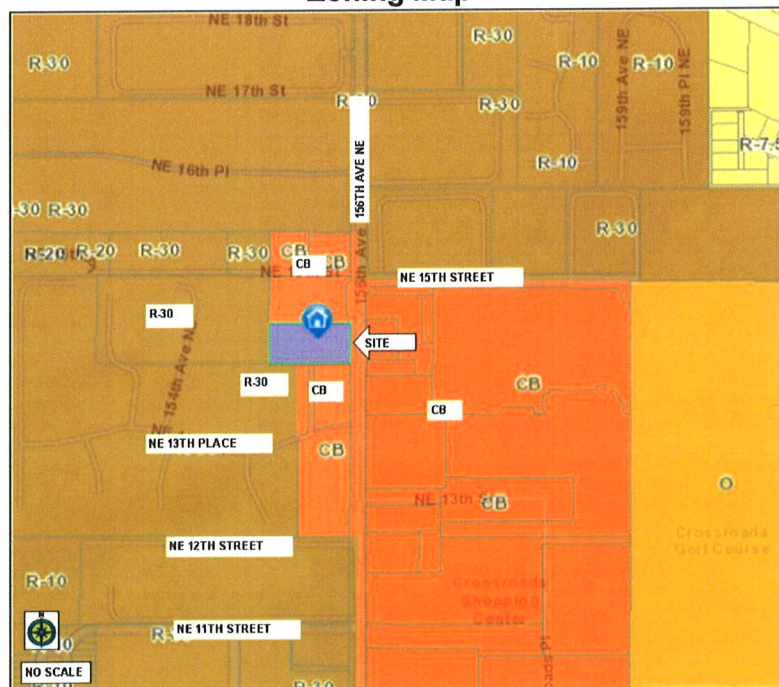


III. CONSISTENCY WITH LAND USE CODE/ ZONING REQUIREMENTS

A. General Provisions of the Land Use Code

The site is located in the Community Business Land Use district in a Transition Area. As such, the proposal is subject to the Community Business and Transition Area requirements of Land Use Code 20.25I and Land Use Code 20.25B.

Zoning Map



The proposal meets the dimensional requirements of the Land Use Code as follows:

TABLE 1
DIMENSIONAL REQUIREMENTS

| ITEM | PERMITTED/REQUIRED | PROPOSED | COMMENTS |
|---|--|---|--|
| ZONING | Community Business in Transition Area. | No change. | |
| ALLOWED LAND USES LUC 20.10 | Retail and Services per LUC 20.10. | Restaurant. | Continuation of existing use. Allowed land use in this zoning district. |
| BUILDING HEIGHT LUC 20.25B | Maximum 30' or 45' with bonuses in Transition Area. | 23'4" | Meets code. |
| IMPERVIOUS SURFACE AREA LUC 20.20.010 | Maximum 85%. | 71% | Meets code. |
| LOT COVERAGE LUC 20.20.010 | Lot coverage not indicated per LUC 20.20.010. | | |
| BUILDING SETBACKS - Front - Rear - Side LUC 20.20.010, LUC 20.25B | 10 feet east property line. 8 feet north property line. 30 feet west and south property lines. | 49 feet east property line. 63 feet north property line. 178 feet west property line. 39' south property line. | Meets code. |
| PARKING STALLS LUC 20.20.590 | Parking stall calculations must meet LUC 20.20.590: Min. 16 stalls per 1000 nsf No maximum. 45 stalls required. | 45 stalls | Proposal meets current net square feet of proposal. If non-habitable areas are converted to habitable space in the future, additional parking may be required to meet LUC 20.20.590. Refer to Conditions of Approval regarding <u>Parking Stall Calculations</u> in Section X.B. |

| ITEM | PERMITTED/REQUIRED | PROPOSED | COMMENTS |
|---|---|--|--|
| SITE LANDSCAPING - Street frontage - Interior boundaries - Significant tree retention - Surface Parking area LUC 20.20.520, LUC 20.20.900, LUC 20.25B | Street frontage 10' Type III. West 20' (Transition). South 20' (Transition). North 8' Type III. Type V surface parking area landscaping. Tree retention 100% diameter inches of significant trees within perimeter, min. 15% diameter inches of significant trees within interior. | Street frontage 10' Type III. West 20' (Transition). South 10' (Transition). See Alternative Landscape Option. North 8' Type III. Type V surface parking area landscaping. Tree retention reduction requested. Reduce tree retention to 60% diameter inches of significant trees within south perimeter, 11% diameter inches of significant trees within site interior. See Alternative Landscape Option. | Meets code. Meets code. See Section III.B for discussion regarding the Alternative Landscape Option. Meets code. Meets code. Landscape assurance devices will be required. Refer to Conditions of Approval regarding <u>Landscape Assurance Devices</u> in Section X.B. |
| REFUSE & RECYCLING AREA LUC 20.20.725, LUC 20.25B | All refuse and recycling containers shall be contained within structures enclosed on all four sides and utilize lids made of molded plastic or other sound buffering material. 20 square feet required. | The refuse and recycling area is 114 feet from closest residential unit. It is located in an area outside of main pedestrian and vehicular areas. 400 square feet proposed. | Square footage meets code. The applicant shall provide details of the screening. Such screening shall be architecturally compatible with the building (material and color). All refuse and recycling containers shall be contained within structures enclosed on all four sides and utilize lids made of molded plastic or other sound buffering material. Refer to Conditions of Approval regarding <u>Recycling and Solid Waste Collection</u> in Section X.B. |

| ITEM | PERMITTED/REQUIRED | PROPOSED | COMMENTS |
|----------------------------|-------------------------------------|--|--|
| SIGNS BCC 22B.10 | Separate sign permits are required. | Proposed signs are shown on the submitted plans. | Separate sign permits are required. Such signs shall be architecturally compatible with the building. Refer to Conditions of Approval regarding <u>All Signage to Comply with Bellevue Sign Code</u> in Section X.D. |

Further Land Use Code Topics:

B. Alternative Landscape Option

The applicant requests approval of an Alternative Landscape Option (ALO) to (1) reduce a portion of the south perimeter buffer from 20 feet to 10 feet (90-lineal feet of 310-lineal feet); and (2) to reduce the percentage of significant tree retention along the site perimeter to 60% from the required 100% of the diameter inches of significant trees and to reduce the percentage of significant tree retention within the site interior to 11% from the required 15% of the diameter inches of significant trees. In order to approve an Alternative Landscape Option, the applicant must meet the following criteria:

Land Use Code 20.20.520.J. Alternative Landscaping Option

1. The applicant may request a modification of the landscaping requirements set forth in subsections E through I of this section; provided, however, that modification of the provisions of paragraph F.6 of this section may not allow disturbance of a critical area or critical area buffer.

Response: The applicant is not requesting modification which will disturb a critical area or critical area buffer.

2. The Director may administratively approve a modification of the landscaping requirements of this chapter if:
 - a. The proposed landscaping represents an equal or better result than that which could be achieved by strictly following the requirements of this section; and

Response: The proposed landscape plan will provide a better result than that which could be achieved by strictly following the requirements of this section. The site will maintain the existing 10 feet of landscaping buffer width on the south property line adjacent to the residential zoning. A new terraced modular block retaining wall and a 6-foot wood fence will provide a

visual separation within the 10-foot buffer that is an equal or better screen than the existing pine trees that currently exist on the south property line. The terraces of the new retaining walls (under 30" in height) will be planted with native vegetation to complement the existing native vegetation onsite. (Note: The additional driveway width and removal of interior trees was needed to provide adequate turning radius for the double-lane drive through and delivery trucks.) In other areas of the site, the applicant provides plant material which exceeds in number that required by code. The overall landscape plan provides a rich palate of seasonal color and variety of plant material. The view of the landscaping from passers-by (pedestrians and vehicles) along 156th Avenue NE will be an improvement over that which currently exists.

- b. The proposed landscaping complies with the stated purpose of this section (subsection A), and with the purpose and intent of paragraphs F.1 and G of this section; and

Response: The proposed landscaping complies with subsection A, paragraph F.1 and paragraph G. The 10-foot landscaped retaining wall area with the 6-foot solid wood fence will provide an equal or better visual buffer than a 20-foot Type III landscaping buffer along the south perimeter. Retaining all of the trees at the west property line and southwest corner of the site will protect the "natural vegetated character" of the site.

- c. If a modification of any paragraph excluding subsection E of this section is requested, the proposed landscaping either:

- i. Incorporates the increased retention of significant trees and naturally occurring undergrowth; or

Response: As much as possible, the significant trees on the site have been retained. On the west property line, 100% of the diameter inches significant trees and native vegetation will be retained. On the south property line, all trees and native vegetation that will not be impacted from utility relocation and grading will be retained. The applicant proposes to retain 60% of the diameter inches of significant trees along the south perimeter (56 diameter inches out of a total of 94 diameter inches) which is below the required perimeter 100% of the diameter inches of significant tree retention. The applicant proposes to retain 11% of the diameter inches of significant trees within the site interior (28 diameter inches out of a total of 264 diameter inches) which is below the required interior 15% of the diameter inches of significant tree retention).

- ii. Better accommodates or improves the existing physical conditions of the subject property; or

Response: The proposed redevelopment of the site improves the existing physical conditions for the property by reducing the grade

differential of the west and east halves of the site. Correcting the grade differential is necessary to accommodate the double drive-thru lane and truck maneuvering radius at the new McDonald's restaurant. The new landscaping installed with the redevelopment will be able to grow and mature based on the redevelopment condition, resulting in a landscape base that is an improvement over the existing conditions which appear run-down. The hazard trees on site lost many large branches and limbs during the 2011-2012 winter storms and thus became a hazard to the building and vehicles. The new landscaping, in conjunction with the redevelopment and the site lighting, incorporates the principles of Crime Prevention Through Environmental Design (CPTED) by lessening the dark and closed in feeling of the lower portion of the site.

- iii. Incorporates elements to provide for wind protection or to maintain solar access; or

Response: The perimeter landscaping is being retained as much as possible to maintain any existing wind protection. The removal of the large trees in the central area of the site will improve solar access and visibility in the central and lower (west) areas of the site. New trees are being added to the perimeter of the site as shown on the landscape plan.

- iv. Incorporates elements to protect or improve water quality; or

Response: This item does not apply.

- v. Incorporates native species in a design that better buffers a critical area and critical area buffer from uses on the site, including parking.

Response: This item does not apply.

- d. If a modification of subsection E of this section is requested, the proposal either:

- i. Incorporates the retention of significant trees equal in number to what would otherwise be required, or

Response: The site cannot retain all of the significant trees as required. The removal of perimeter significant trees is necessary due to utility relocation. The removal of interior significant trees is necessary due to truck maneuvering radius and double drive-through lanes. The new trees that will be planted will increase the perimeter trees to the extent possible and the interior trees are well suited to the use and incorporate Crime Prevention Through Environmental Design (CPTED) principles to make the lower parking area more usable for customers and employees.

- ii. Incorporates the retention of other natural vegetation in consolidated locations which promotes the natural vegetated character of the site.

Response: The proposal meets this criteria. The dense cluster of existing mature trees and vegetation along the west property line and southwest corner will be retained.

C. Design Guidelines/Standards for the Community Retail Design District

20.251.040 Design Guidelines

The following design guidelines apply to development in the Community Retail Design District:

A. Building Design Guidelines

1. All buildings within a multi-building complex should achieve a unity of design through the use of similar architectural elements, such as roof form, exterior building materials, colors, and window pattern.

Response: The site is a single-building site; therefore, this item does not apply.

2. Individual buildings should incorporate similar design elements, such as surface materials, color, roof treatment, windows and doors, on all sides of the building to achieve a unity of design.

Response: The new building will be clad with McDonald's regional materials and colors with a northwest color palette, including hardiplank siding and stone veneer accents. The colors will be earth tones with horizontal yellow accents along the roof and marquees. All four sides of the building contain windows and architectural features to contribute to a unified design.

B. Site Design Guidelines

1. Where a perimeter landscape area required under LUC 20.20.520.F may be relocated under Note (1) of that section, some or all of the relocated area should be used to provide a landscaped courtyard. Any relocated landscape area should be visible from the public street. The courtyard should be protected from wind on two sides and in sun during part of the day. Seating shall be provided.

Response: The applicant is not requesting relocated perimeter landscaping. For the Alternative Landscape Option request, see Section III.B. No courtyards are proposed due to the floor plan used by McDonald's. Additional landscaping is provided along the street-facing façade to soften the west elevation (facing 156th Avenue NE). A 30- to 36-inch-high hedge (size at time of planting – to be maintained as a solid hedge at the same height) between the vehicle access and

the public sidewalk will reduce visual impact of the drive lane and minimize impacts from headlight glare during hours of darkness.

2. Parking areas should be designed to minimize conflicts between pedestrian and vehicular movements. Parking area landscaping should be used to define and separate parking, access, and pedestrian areas within parking lots.

Response: The parking lot is designed to provide maximum parking, necessary maneuverability for the McDonald's food delivery truck, and to avoid pedestrian conflicts. Designated walkways provide pedestrian connectivity from the lower (west) parking area and from the public street. Crossings of pedestrian routes over internal travel ways are shown to be marked with paint striping.

3. The landscape design for the site should include plantings which emphasize the major points of pedestrian and vehicular access to the site.

Response: The landscape plan provides ornamental landscaping at pedestrian areas and driveway access points (perennial flowering plants and shrubs).

4. Site features such as fences, walls, refuse and recycle enclosures, and light fixtures should be designed to be consistent with the scale and architectural design of the primary structure(s). Such site features should be designed and located to contribute to the pedestrian environment of the site development.

Response: The trash enclosure, located in the northwest corner of the site will be clad with split face CMU block and metal gates. It will be painted to match the colors of the new building. Site lighting shall be shielded to minimize light shed off site. Refer to Conditions of Approval regarding Light and Glare in Section X.A.

5. Loading areas should not be located between the building and the street unless there is no alternative location possible. Loading areas, if located between the building and the street, should be oriented away from the street and screened to minimize views of the loading area from the street and sidewalk. Loading areas should not be located on the side of a building which faces toward a residential use.

Response: The truck delivery area is not located between the street and the building. The loading location will be along the north property line during off-peak or non-dining room hours (the dining room will have typical hours and the drive-through will operate 24 hours a day). The parking stalls along the north property line will be blocked during deliveries so that drive-through traffic can still circulate. Refer to Conditions of Approval regarding Vehicular Access Restrictions and Provisions for Loading in Section X.A of this report.

6. In multiple-building complexes, buildings should be located to facilitate safe and comfortable pedestrian movement between buildings. On sites which

are adjacent to other properties within the Community Retail Design District, building location should be chosen to facilitate pedestrian and vehicular connections to buildings on those adjacent properties.

Response: This project is not within a multiple-building complex. Pedestrian connectivity for this project is provided to the public street which connects to adjacent businesses.

7. In locations and districts specifically described in the Comprehensive Plan Urban Design Element Figure UD.1, consideration should be given to locating buildings closer to the public street with entrances to the buildings from the public sidewalk, with no intervening parking or driving area. Corner locations are particularly appropriate for this treatment.

Response: The site is not located on the Comprehensive Plan Urban Design Element Figure UD.1. The new building is located as close to the public street as possible based on the grade of the site and the finished floor elevation for the floor plan.

8. Opportunities should be found for safe, convenient, and pleasant pedestrian connections to existing transit facilities. Where needed, shelters and lay-bys for transit vehicles should be incorporated into the site development.

Response: The ADA accessible route from the new building to the public street provides the most safe and convenient connection to the existing Metro Route 245 transit stop. This Metro stop is located approximately 150 feet north of the site on 156th Avenue N.E.

20.251.050 Design standards.

A. Special Corner Feature

If the property is located at the intersection of two arterial streets, the site development shall incorporate a special corner feature at the corner of the site. A special corner feature can be a landscape feature, seasonal color planting area, sculpture or water feature. The feature should provide a visual landmark and some amount of seating area. If the property is not located at an intersection, a similar feature should be considered in conjunction with a transit stop or at the primary access point to the site.

Response: The site is not located at a corner. The front façade of the building faces the public street and the pedestrian route from local transit. Due to the limited street frontage and two vehicular access points along 156th Avenue NE, public seating onsite within the 10' landscape strip is not practical.

B. Building Design Standards

1. The design of buildings shall incorporate elements such as special architectural details, distinctive color schemes, special art and other

features, which are sensitive to and enhance the surrounding area and serve to distinguish the complex from other retail complexes in the City.

Response: The Crossroads area is a mix of older development and renewed development. The scale, color scheme, and design of the new McDonald's building is consistent with other renewed buildings in the Crossroads area, in particular those buildings across the street (east side of 156th Avenue NE) at the Crossroads Shopping Mall. The new McDonald's building will provide an upgraded image along the west side of 156th Avenue NE.

2. The sides of a building which face toward a public street shall include public entrances to the building and windows to provide visual access to the activity within the building.

Response: The front façade of the new building contains primarily glazing that is surrounded with stone veneer. The public entrances to the building are near the street and the south entrance faces the public street, although it is not on the front of the building.

3. The sides of a building which face toward an adjoining property, but not toward a public street, shall include elements such as windows, doors, color, texture, landscaping or wall treatment to provide visual interest and prevent the development of a long continuous blank wall.

Response: The north side of the building, which faces a multi-tenant restaurant building, is designed with windows, stone veneer accents, color accents, and architectural details on the wall and roofline to prevent the appearance of a continuous blank wall. The west wall has one window and architectural details. The south wall has windows, painted detailing, and architectural details on the wall and the roofline to break up the appearance of a blank wall.

4. Building design shall provide for architecturally integrated signage. Signs shall be in proportion to the development and oriented to the main direction access and to pedestrian movement. Signs shall meet the requirements of Chapter 22B.10 BCC, Bellevue Sign Code.

Response: The project is using the McDonald's national standard lighting package. The signs are appropriately scaled to the size of the building and are oriented to primary access locations. Signage includes "McDonald's" in white cabinet lighted signs, and the "M" McDonald's arches in yellow cabinet lighted signs. Separate sign permits are required. Such signs shall be architecturally compatible with the building. Refer to Conditions of Approval regarding All Signage to Comply with Bellevue Sign Code in Section X.D.

C. Internal Walkways

The following design standards apply within the Community Retail Design District:

1. Walkways, of six feet in width minimum, shall be provided from the public sidewalk or right-of-way to the building. At a minimum, walkways shall be located to connect focus points of pedestrian activity such as transit stops and street crossings to the major building entry points.

Response: A 6-foot walkway connects the new building with the public sidewalk. The public sidewalk connects to the nearest transit stops.

2. Walkways shall be provided to connect with walkways or potential walkway locations on adjoining properties in the district to create an integrated internal walkway system along the desired lines of pedestrian travel. The width of the walkway should be commensurate with the anticipated level of pedestrian activity along the connecting walkway.

Response: The applicant proposes to install a walkway which will connect from the building entrances to the public sidewalk at 156th Avenue NE. Due to the dense vegetation and change in grade, it is not practical to provide internal walkways to adjacent properties. Awnings are provided over the entry points of the public entrances.

3. Internal walkway surfaces shall be designed to be visually attractive and distinguishable from driving surfaces through the use of durable, low maintenance surface materials such as pavers, bricks, or scored concrete to enhance pedestrian safety and comfort.

Response: Interior walkways are proposed as concrete and are generally surrounded by landscaping.

D. Other Development Standards

1. Rooftop equipment shall be visually screened pursuant to LUC 20.20.525. The design and color of rooftop mechanical equipment should be integrated with the building architectural style.

Response: Rooftop equipment is screened by a parapet around the new building.

2. The outdoor display of building materials and similar bulky products shall be screened from views from the public street, sidewalk, and properties outside the district with a durable, solid wall or fence, or an evergreen hedge or a combination of the above. The screening requirement does not apply to the display of seasonal products of a decorative nature such as bedding plants, Halloween pumpkins, and holiday greens.

Response: No outdoor display areas are proposed.

3. Bicycle racks shall be provided on-site. Facilities for a minimum of 10 bicycles shall be provided for developments having 100 or fewer parking stalls. For each 100 additional stalls, facilities for five additional bicycles shall be provided.

Response: One 10-bike "loop rack" is provided near the front of the building to allow for bike parking that will not interfere with the pedestrian experience. The bike rack will be painted black.

E. Design Guidelines/Standards for Transition Areas LUC 20.25B.040, .050

The proposal meets the applicable design guidelines and standards for Transition Areas per LUC 20.25B.040, .050. The proposal meets the required building setbacks, landscape buffers (as per the Alternative Landscape Option), direction of the recycling/refuse container away from the residential area, load/unload areas for delivery trucks, and building design (including materials/color). Furthermore, the proposal includes generous landscaping (native/ornamental) which will provide an upgraded character of the site along with the new building.

IV. PUBLIC NOTICE AND COMMENTS

Application Date: December 20, 2011
Notice of Application: February 2, 2012
Minimum Comment Period: February 16, 2012

The minimum required public comment period ended February 16, 2012. However, comments were accepted up to the date of this decision. No written comments, emails or phone calls were received of a general or specific inquiry. There are no parties of record.

V. TECHNICAL REVIEW

A. Clearing & Grading

The Clearing & Grading Division will conduct a detailed review under the clearing & grading permit application.

B. Utilities

Approval of the Design Review application only. All water, sewer and storm drainage design review, plan approval and field inspection shall be conducted through the Developer Extension Agreement process. Refer to Conditions of Approval regarding Utility Review of Conceptual Design and Water, Sewer and Storm Drainage Systems in Section X.A.

C. Transportation

Site Access

Access to and from the proposed project will be provided via two existing driveways on 156th Avenue NE. The northern driveway will serve inbound traffic only via right turns off 156th Avenue. The southern driveway will serve outbound traffic only via right turns onto 156th Avenue. The existing C-curb in the center of 156th Avenue will remain in place to block left turns at both driveways. Both existing driveway approaches presently have sufficient width to accommodate two-directional automobile traffic, even though only one direction is needed. The existing width is needed to accommodate the turning movements of large trucks serving the site. If the driveways were narrowed, then trucks would be required to use extra width within 156th Avenue in order to turn in or out of the site, which would be less safe. In order to accommodate the width needed for truck turns, while discouraging inappropriate movements by automobiles, paint markings and arrows will be applied to the asphalt within each driveway to create the appearance that only one automobile lane exists in each driveway. All truck loading and unloading must be accommodated on-site. No loading activity in the street will be allowed. Refer to Conditions of Approval regarding Vehicular Access Restrictions and Provisions for Loading in Section X.A of this report.

Street Frontage Improvements

In order to provide safe pedestrian and vehicular access in the vicinity of the site, and to provide infrastructure improvements with a consistent and attractive appearance, the construction of street frontage improvements is required as a condition of development approval. The design of the improvements must conform to the requirements of the Americans with Disabilities Act (ADA), the Transportation Development Code (BCC 14.60), the Transportation Department Design Manual, and any requirements stated elsewhere in this document.

1. The existing sidewalk along the frontage of 156th Avenue NE and both existing driveway approaches are satisfactory and may remain as they are, except for the traffic control paint markings that are required in the Site Access section above. If the developer chooses to revise the street frontage, then all such revisions must meet all relevant Transportation Department standards, must be ADA compliant, and must be shown on the civil engineering plans for the development.
2. No new utility vaults that serve only one development will be allowed within a public sidewalk. Vaults serving a broader public purpose may be located within a public sidewalk.
3. No fixed objects, including fire hydrants, trees, and streetlight poles, are allowed within ten feet of a driveway edge, defined as Point A in standard drawing Dev-7A and others. Fixed objects are defined as anything with breakaway characteristics stronger than a 4-inch by 4-inch wooden post.
4. No new overhead utility lines will be allowed within or across any street right of way or public sidewalk easement.

5. Vehicle and pedestrian sight triangles required by city code 14.60.240 and 241 must be included on the final civil engineering and landscaping plans for the development. Preliminary plans showed a vehicle sight triangle to the north on 156th Avenue that was 250 feet long, which is based on a speed limit of 25 miles per hour. The actual speed limit on this portion of 156th Avenue is 30 miles per hour. At that speed, city code requires a sight distance of 300 feet. Both the civil engineering and landscaping plans must be revised to show the 300 foot sight triangle. Any signs, landscaping, or other features that would conflict with the longer sight triangle must be revised or moved out of the sight triangle. Height of plantings shall meet Development Standards 21A which states that height of plantings is not permitted above 2 feet and not permitted below 7.5 feet.

Refer to Conditions of Approval regarding Civil Engineering Plans – Transportation in Section X.B and Street Frontage Improvements in Section X.D of this report.

Easements

If any utility easements contained on this site will be affected by this development, then any negative impact those easements must be mitigated or easements relinquished. Refer to Conditions of Approval regarding Existing Easements in Section X.C of this report.

Holiday Construction & Traffic Restrictions

From November 15th to January 5th, construction activities such as hauling and lane closures will be allowed only between the hours of 10:00 p.m. and 6:00 a.m. due to holiday traffic. The dates and times of these restrictions are subject to change. The applicant shall contact the Transportation Department Right-of-Way Section to confirm the specifics of this restriction prior to applying for a Right-of-Way Use Permit, which is issued directly by the Transportation Department. Refer to Conditions of Approval regarding Holiday Construction & Traffic Restrictions in Section X.A of this report.

Use of the Right of Way During Construction

Applicants often request use of the right of way and of pedestrian easements for materials storage, construction trailers, hauling routes, fencing, barricades, loading and unloading and other temporary uses as well as for construction of utilities and street improvements. A Right of Way Use Permit for such activities must be acquired prior to issuance of any construction permit including demolition permit. Sidewalks may not be closed except as specifically allowed by a Right of Way Use Permit. Refer to Conditions of Approval regarding Right of Way Use Permit in Section X.B of this report.

Pavement Restoration

The City of Bellevue has established the Trench Restoration Program to provide developers with guidance as to the extent of resurfacing required when a street has been damaged by trenching or other activities. Under the Trench Restoration Program, every street in the City of Bellevue has been examined and placed in one of three categories based on the street's condition and the period of time since it has last been resurfaced. These three categories are, "No Street Cuts Permitted," "Overlay Required," and "Standard Trench Restoration." Each category has different trench restoration requirements associated with it. Damage to the street can be mitigated by placing an asphalt overlay well beyond the limits of the trench walls to produce a more durable

surface without the unsightly piecemeal look that often comes with small strip patching. Near this project, 156th Avenue is presently classified as "Overly Required." Any trenching in the street or damage to the street surface during construction will require a grind and overlay at least 50 feet long for the full width of any affected lane. The exact extent of any required pavement restoration will be determined in the Right of Way Use Permit for this development. Refer to Conditions of Approval regarding Pavement Restoration in Section X.D of this report.

Transportation Management Program

In order to reduce single occupant vehicle trips and provide enhanced options to employees and infrastructure users, the City adopted code provisions calling for some new developments to implement a Transportation Management Program. However, those requirements do not apply to retail developments with less than 60,000 square feet; therefore, no Transportation Management Program is required for this development.

D. Building

Building code issues will be covered during the Building Permit application review.

E. Fire

The Fire Department has reviewed this proposal. The following comments are based on the assumption of an occupant load over 100 people. This was discussed at the Preapplication meeting, however is not called out on the plans. Conditions of approval for the Design Review include fire sprinklers, a fire alarm, and fire department connection to be within 100 feet of a fire hydrant.

Refer to Conditions of Approval regarding Fire Department in Section X.D.

VI. STATE ENVIRONMENTAL POLICY ACT (SEPA)

The environmental review indicates no probability of significant adverse environmental impacts occurring as a result of the proposal. The Environmental Checklist together with information submitted (in the official file) adequately discloses expected environmental impacts associated with the proposal. The City codes and requirements, including SEPA, Land Use Code, Noise Ordinance, Building Code and other construction codes adequately mitigate expected environmental impacts. Therefore, issuance of a Determination of Non-Significance (DNS) is the appropriate threshold determination under the State Environmental Policy Act (SEPA) requirements.

Adverse impacts which are less than significant are typically subject to City Codes or Standards which are intended to mitigate those impacts. Where such impacts and regulatory items correspond, further documentation is not necessary. For other adverse impacts which are less than significant, Bellevue City Code, Section 22.02.140, provides substantive authority to mitigate impacts disclosed through the environmental review process.

The following amendments to the Environmental Checklist are provided by the City of Bellevue.

Transportation

Long-Term Impacts and Mitigation

The long-term transportation impacts of a proposed development are usually evaluated by comparing the development's net new square footage to the growth in square footage by land use type and Mobility Management Area that is projected to occur in the city's most recent Transportation Facilities Plan EIS. However, that method is not applicable to this proposed development, since the development would not produce an increase in square footage. Specifically, the existing McDonald's restaurant building has 4080 square feet (from King County Department of Assessments) and the proposed development would have 3910 square feet, for a net reduction of 170 square feet. Therefore, the proposed development is within the land use assumptions of the Transportation Facilities Plan EIS.

Another method to evaluate long-term traffic impacts would be to evaluate revisions within the site that could contribute to trip generation but are not related to building square footage. The existing McDonald's restaurant has one vehicle queue for the drive-up window. The proposed development would have a split queue that might accommodate more vehicles. However, the developer's representatives have stated that the rate of vehicle movement through the queue is determined by the number of windows where food is handed out. The number of such windows will remain at one, so there is no reason to conclude that the revised site plan or building design would contribute to an increase in traffic.

Transportation impact fees are used by the City to fund street improvement projects to alleviate traffic congestion caused by the cumulative impacts of development throughout the City. Payment of a transportation impact fee under BCC 22.16 is required for any development to would generate at least one new PM peak hour trip. As described above, this development will not generate an increase in traffic, so no impact fee payment is required. Should the proposed development change in such a way that square footage or PM peak hour traffic would increase, then payment of a transportation impact fee would be required at the time of building permit issuance.

Mid-Range Impacts and Mitigation

Project impacts anticipated to occur in the next six years are assessed through a concurrency analysis. The Traffic Standards Code (BCC 14.10) requires that development proposals generating 30 or more PM peak hour trips undergo a traffic impact analysis to determine if the concurrency requirements of the State Growth Management Act are maintained. This development is expected to generate no net new p.m. peak hour trips; therefore, concurrency testing is not required.

Short-Term Operational Impacts and Mitigation

City staff analyzed the short term operational impacts of this proposal in order to recommend mitigation if necessary. These impacts included traffic operations at the access points on 156th Avenue. The only recommended traffic mitigation is to apply paint markings on the asphalt within the site in order to better configure the two driveways for one-directional circulation and for right-turn-only exiting from the southern driveway. Also, vehicle sight lines for outbound traffic from the southern driveway must meet the requirements of BCC 14.60.240. Otherwise, no revision of existing frontage

improvements is required. Both of these issues are discussed in more detail in the Summary of Technical Reviews and the Conditions of Approval in this document.

Earth

The project area has a steady slope of about 8% over the site, with the highest elevation at 156th Avenue NE and the lowest elevation at the west property line. This accounts for a drop in grade over the site of 18 feet.

According to the geotechnical report of record (The Riley Group Inc., dated October 14, 2011), the site is generally underlain by 5-7 feet of loose to medium dense fill and surficial soils overlying very dense glacial till. The site soils are generally composed of silty sand with varying amounts of gravel. Groundwater seepage was not encountered during field exploration. The report provides recommendations for the site preparation and grading, placement of spread footing foundations, slab-on-grade construction, and soil compaction.

Proposed earthwork includes importing approximately 3,000 cubic yards of imported fill and reusing onsite approximately 1,000 cubic yards of cut material for a total of approximately 4,000 cubic yards of earth movement.

There is potential for erosion and sedimentation impacts as a result of the earth movement activities. Applicants and permittees are responsible for preventing erosion and discharge of sediment and other pollutants into the storm and surface water system and receiving waters. A construction stormwater pollution prevention plan (CSWPPP) prepared according to the Washington State Department of Ecology Stormwater Management minimum technical requirement # 2, will be required at time of Clearing and Grading permit application for each of the development phases. (Bellevue City Code 23.76)

By incorporating within the construction permits, the requirements of existing codes and standards, the recommendations included in the geotechnical report, use of Best Management Practices for temporary erosion and sedimentation control, and rainy season restrictions, it is expected that anticipated impacts to earth resources will be adequately mitigated.

Water

The existing 1.01 acre site contains an existing McDonald's restaurant with driving lanes, a drive-through lane and customer parking. This accounts for approximately 87% for the existing impervious surface. Upon completion, the site's impervious surface will be reduced to 71%.

Stormwater from rooftops and roadways will be collected, treated, and conveyed through approved systems reviewed under the Developer Extension Agreement. The applicant will install a runoff control vault and stormfilter media filtration structure, and a coalescing oil/water separator. During construction, contractors will be required to have a Spill Prevention Control and Countermeasure plans and a Stormwater Pollution Prevention Plan (SWPPP) in place. Stormwater systems will be designed and operated in accordance with relevant standards and requirements and will be treated prior to discharge into an approved system.

The site is located in the Kelsey Creek Drainage Basin which eventually discharges to Lake Washington. All site work during the rainy season (November 1st through April 31st) is required to be approved by the Clearing & Grading Division based on a specific request to the Clearing & Grading reviewer. Any approval to perform clearing & grading activities during the rainy season will be subject to conditions requiring site erosion and sedimentation to be minimized. An augmented temporary erosion and sedimentation control plan may also be required at the time of Clearing & Grading permit review. (Bellevue City Code 23.76)

Air Quality

During construction, emissions to the air will be released by construction vehicles and heavy equipment. Following construction, emissions from truck deliveries, customers and employees will be released.

Construction would temporarily increase dust and vehicle emissions near the construction area. Mitigation will include using BMPs to control dust, covering exposed soils, and requiring idling vehicles to be shut off. Construction vehicles will be fitted with required, factory-installed emission control devices. To reduce the potential of dust, construction accesses will be covered with rock or aggregate. Dust emissions will also be reduced during construction through the use of spray water as necessary during dry weather conditions and planting disturbed areas with erosion control seed mix as soon as is practical. Material stockpiles will also be covered or watered as necessary to control dust. These are standard practices imposed on the Clearing & Grading permit. (Bellevue City Code 23.76)

Plants and Animals

The site has approximately 87% existing impervious surface. Upon completion of the project, the overall impervious surface will be reduced to 71%. This will provide more the opportunity for new plants (native/ornamental), animals (typical urban animals such as squirrels, moles), and native birds to occupy the site. The applicant proposes a generous amount and diversity of plant material for the project. See attached plans.

Noise

As conditioned, short term impacts related to noise generation as a result of the construction will be minimized. Noise related to construction is allowed from 7:00 a.m. to 6:00 p.m. Monday through Friday and 9:00 a.m. to 6:00 p.m. on Saturday, except for Federal holidays and as further defined by the Bellevue City Code. Exceptions to the construction noise hours limitation contained in the Noise Control Code MAY be granted pursuant to 9.18.020C.1 when necessary to accommodate construction which cannot be undertaken during exempt hours. Written requests for exemption from the Noise Control Code must be submitted two weeks prior to the scheduled onset of extended hour construction activity. The use of best available noise abatement technology consistent with feasibility is required during construction to mitigate construction noise impacts to surrounding uses. These standard requirements are imposed with the construction permits. (Bellevue City Code 9.18)

Light and Glare

There is the potential for light and glare with the lights at night from the building. In order to mitigate potential impacts, any light source emitting from the project area shall be designed so as not to provide light and glare and spillover offsite. Refer to Conditions of Approval regarding Light and Glare in Section X.A.

VII. CHANGES TO PROPOSAL DUE TO CITY REVIEW

As a result of city staff review, the applicant provided the following:

- Removed the north driveway connection to former Black Angus site.
- Added 10' wide of street frontage landscaping along 156th Avenue NE as required. (Note: The Preapplication materials deleted this landscaping.)
- Terraced the retaining wall along south property line to be under 30" per terrace and added landscaping.
- Added a drive-through wait stall.
- Re-oriented the trash enclosure opening to be accessed straight in from the east, instead of from the south within a required landscape area.

VIII. DECISION CRITERIA

Per Land Use Code 20.30F.145, the Director may approve or approve with modifications an application for Design Review if:

A. The proposal is consistent with the Comprehensive Plan.

The site is located within the Crossroads Subarea Plan. The Plan designates the site as Community Business. The zoning designation of Community Business is consistent with the Plan.

The proposal, as conditioned, is consistent with the Comprehensive Plan and Crossroads Subarea Plan.

Urban Design

POLICY ED-24. Maintain land use development standards within the city's commercial areas that promote high quality, aesthetically attractive development, in order to add economic value to these areas and to ensure they are good neighbors.

Response: The proposal is a new project to replace an existing older McDonald's restaurant building. Through the Design Review process, staff ensures that the building design (including colors/materials) is consistent with the neighborhood. The applicant also proposes new landscaping and to relocate the recycling/refuse dumpster to a less visible location from the public. Upon completion of this new McDonald's restaurant, it will create a new standard of high quality, thoughtful building and site design along the west side of 156th Avenue NE.

General Land Use

POLICY S-CR-1. Maintain land uses as depicted on the Land Use Plan (Figure S-CR.1).

Response: The proposal is consistent with the Community Business designation of the site in the Land Use Plan.

Economics

POLICY S-CR-7. Strengthen and encourage the economic vitality within all retail districts on the Land Use Plan (Figure S-CR.1).

POLICY S-CR-8. Reinforce the economic vitality of the Crossroads commercial areas and enhance Crossroads as the community gathering area of east Bellevue.

Response: The proposal, upon completion, will provide new economic vitality to this commercial hub of Crossroads. The site is located along the west side of 156th Avenue NE which appears to have less redevelopment/upgrade of buildings than along the east side of 156th Avenue NE (Crossroads Shopping Mall). With this upgrade of the McDonald's site, it may provide impetus for other property owners/tenants to upgrade as well.

Community Design

POLICY S-CR-46. Assure the use of existing vegetation as a screen between differing uses and which provide landscaping on new development.

POLICY S-CR-49. Retain and enhance existing vegetation along major arterials to screen residential uses from vehicular traffic and to preserve the wooded character of this area.

POLICY S-CR-50. Encourage street tree plantings that are compatible with pedestrian movement to establish separation from moving vehicles.

Response: The proposal retains all of the existing significant trees along the west perimeter which provides substantial screening to the adjacent multi-family complex. New vegetation will be provided which will include native trees, shrubs and groundcover. Street-side plantings include trees, shrubs, groundcover.

B. The proposal complies with the applicable requirements of this Code.

As conditioned, the proposal complies with applicable requirements of the Land Use Code:

- Allowed land uses.
- Dimensional requirements.
- Parking/Loading requirements.
- Landscaping requirements (see Alternative Landscape Option Section III.B)

See Section III, Consistency with Land Use Code/Zoning Requirements.

| | | |
|---|---------------|--------------|
| Land Use Code - BCC Title 20 | Carol Hamlin | 425-452-2731 |
| Sign Code - BCC Title 22B.10 | Carol Hamlin | 425-452-2731 |
| Noise Control - BCC 9.18 | Carol Hamlin | 425-452-2731 |
| Uniform Fire Code - BCC 23.11 | Kevin Carolan | 425-452-7832 |
| Transportation Department Design Manual | Carl Wilson | 425-452-4228 |
| The Bel-Red Corridor Plan Streetscape Character, Guidelines, and Standards | Carl Wilson | 425-452-4228 |
| Addressing | Jami Carter | 425-452-4310 |

A. General Conditions: The following conditions apply to all phases of development.

The following conditions are imposed under authority referenced:

1. **Modifications to Design Review:** Minor changes to the approved Design Review may be processed as a Land Use Exemption.

Reviewer: Carol Hamlin, phone 425-452-2731
Authority: Land Use Code 20.30F.175

2. **Parking Stall Calculations:** If non-habitable areas are converted to habitable space in the future, additional parking may be required to meet LUC 20.20.590.

Reviewer: Carol Hamlin, phone 425-452-2731
Authority: Land Use Code 20.20.590

3. **Recycling and Solid Waste Collection:** The applicant shall provide details of the recycling and solid waste collection area screening with the building permit submittal. Such screening shall be architecturally compatible with the building (material and color). All refuse and recycling containers shall be contained within structures enclosed on all four sides and utilize lids made of molded plastic or other sound buffering material.

Reviewer: Carol Hamlin, phone 425-452-2731
Authority: LUC 20.20.725, LUC 20.25B

4. **Utility Review of Conceptual Design:** Utility Department approval of the design review application (11-130841 LD) is based on the conceptual design only. Changes to the site layout may be required to accommodate the utilities after utility engineering is approved.

Reviewer: Don Rust, 425-452-4856, Utilities Department
Authority: Bellevue City Code Title 24.02, 24.04, 24.06

5. **Water, Sewer and Storm Drainage Systems:** The water, sewer, and storm drainage systems shall be designed per current City of Bellevue Utility Codes and Utility Engineering Standards. All design review, plan approval, and field

C. The proposal addresses all applicable design guidelines or criteria of this Code in a manner which fulfills their purpose and intent.

See Section III, Consistency with Land Use Code/Zoning Requirements. This section includes discussion on the following applicable requirements:

- Community Retail Design District Design Guidelines/Standards LUC 20.25I.040, .050
- Transition Area Design Guidelines/Standards LUC 20.25B.040, .050
- Alternative Landscape Option LUC 20.20.520.J

As conditioned, the proposal meets the applicable design guidelines and criteria.

D. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.

As conditioned, the project meets this criterion. See responses to Criteria IX.A-C above.

E. The proposal will be served by adequate public facilities including streets, fire protection, and utilities.

All urban level public utilities/infrastructure are available to or on the site or will be constructed/installed with the development. All city departments have reviewed the proposal and required conditions, as necessary. See Section V. for Technical Review.

IX. DECISION OF THE DIRECTOR

After conducting the various administrative reviews associated with this proposal, including applicable Land Use consistency, SEPA, and City Code & Standard compliance reviews, the Director does hereby APPROVE WITH CONDITIONS the subject proposal.

X. CONDITIONS OF APPROVAL

COMPLIANCE WITH BELLEVUE CITY CODES AND ORDINANCES:

The applicant shall comply with all applicable Bellevue City Codes and Ordinances including but not limited to:

| | | |
|--|---------------|--------------|
| Clearing and Grading Code - BCC 23.76 | Savina Uzunow | 425-452-7860 |
| Bellevue Development Standards | Savina Uzunow | 425-452-7860 |
| Transportation Code - BCC 14.60 | Carl Wilson | 425-452-4228 |
| Trans. Development Review - BCC.22.16 | Carl Wilson | 425-452-4228 |
| Right-of-Way Use Permit - BCC 14.30 | Tim Stever | 425-425-4294 |
| Bellevue Utilities Code - BCC Title 24 | Lee Kranz | 425-452-2732 |
| Construction Codes - BCC Title 23 | Lee Kranz | 425-452-2732 |
| Structural Codes – BCC Title 23 | Lee Kranz | 425-452-2732 |

inspection shall be performed under the Utility Developer Extension Agreements.

Reviewer: Don Rust, 425-452-4856, Utilities Department
Authority: Bellevue City Code Title 24.02, 24.04, 24.06

6. **Light and Glare:** There is the potential for light and glare with the lights at night from the building. In order to mitigate potential impacts, any light source emitting from the project area shall be designed so as not to provide light and glare and spillover offsite.

Reviewer: Carol Hamlin, phone 425-452-2731
Authority: LUC 20.20.522

7. **Vehicular Restrictions:** Access to and from this site from will be restricted to right-turn-in only at the northern driveway on 156th Avenue NE and right-turn-out only at the southern driveway.

Reviewer: Carl Wilson, 425-452-4228
Authority: BCC 14.60.150

8. **Provisions for Loading:** The developer shall provide off-street loading space with acceptable access to and from 156th Avenue NE. On-street loading and unloading will not be permitted.

Reviewer: Carl Wilson, 425-452-4228
Authority: LUC 20.20.590.K.4

9. **Holiday Construction and Traffic Restrictions:** Construction activities such as hauling and lane closures between November 15th and January 5th will be allowed only between the hours of 10:00 pm and 6:00 am due to holiday traffic. The Transportation Department will be monitoring traffic and may modify this moratorium accordingly.

Reviewer: Tim Stever (425) 452-4294
Authority: BCC 14.30.060

- B. **Prior to Clearing & Grading (CG) Permit:** The following conditions must be complied with on plans submitted with the Clearing & Grading or Demolition permit application:

1. **Right-of-Way Use Permit:** Prior to issuance of any construction or clearing and grading permit, the applicant shall secure applicable right-of-way use permits from the City's Transportation Department, which may include:
- a) Designated truck hauling routes.
 - b) Truck loading/unloading activities.
 - c) Location of construction fences.

- d) Hours of construction and hauling.
- e) Requirements for leasing of right of way or pedestrian easements.
- f) Provisions for street sweeping, excavation and construction.
- g) Location of construction signing and pedestrian detour routes.
- h) All other construction activities as they affect the public street system.

In addition, the applicant shall submit for review and approval a plan for providing pedestrian access during construction of this project. Access shall be provided at all times during the construction process, except when access is not feasible due to specific activities such as construction of frontage improvements. General materials storage and contractor convenience are not reasons for preventing access.

The applicant shall secure sufficient off-street parking for construction workers before the issuance of a clearing and grading, building, a foundation or demolition permit.

Reviewer: Tim Stever (425) 452-4294
Authority: BCC 11.70 & 14.30

2. **Civil Engineering Plans – Transportation:** Civil engineering plans produced by a qualified engineer must be approved by the Transportation Department prior to issuance of the clearing and grading permit. The design of all street frontage improvements and driveway accesses must be in conformance with the requirements of the Americans with Disabilities Act, the Transportation Development Code, the provisions of the Transportation Department Design Manual, and specific requirements stated elsewhere in this document. All relevant standard drawings from the Transportation Department Design Manual shall be copied exactly into the final engineering plans. Requirements for the civil engineering plans include, but are not limited to:
- a. On-site traffic circulation signs and markings, including paint markings to indicate reduced width for automobiles in the driveway approach areas.
 - b. Show the required vehicle and pedestrian sight triangles and include any sight obstructions, including those off-site. No object meeting the definition of a sight obstruction in city code 14.60.240 D is allowed within the required sight triangles.
 - c. Location of fixed objects in the sidewalk or near the driveway approach.
 - d. Trench restoration within any right of way or access easement.

Reviewer: Carl Wilson, 425-452-4228
Authority: BCC 14.60 and Transportation Department Design Manual
21

C. Prior to Building Permit (BP): The following conditions are required by City Code. Unless specified otherwise below, these conditions must be complied with on plans submitted with the Building Permit application:

1. **Building and Site Plans – Transportation:** The building grade and on-site elevations shall be consistent with the curb, sidewalk, and driveway approach grades shown in the approved civil engineering plans. During construction, city inspectors may require additional survey work at any time in order to confirm proper elevations. Building plans, landscaping plans, and architectural site plans must accommodate on-site traffic markings and signs and driveway design as specified in the engineering plans. Building plans, landscaping plans, and architectural site plans must comply with vehicle and pedestrian sight distance requirements, as shown on the engineering plans.

Reviewer: Carl Wilson, 425-452-4228

Authority: BCC 14.60.060, 110, 120, 150, 180, 181, 190, 240, 241

2. **Existing Easements:** If any utility easements contained on this site will be affected by this development, then any negative impact those easements must be mitigated or easements relinquished.

Reviewer: Tim Stever (425) 452-4294

Authority: BCC 14.60.100

3. **Fire Department:** The following conditions are based on the assumption of an occupant load over 100 people:

- a) A separate permit for Fire sprinklers (FB).
- b) A separate permit for Fire alarm (FA).
- c) A separate permit for Fire underground (FD).
- d) A Fire Safety and Emergency Plan to be designed in accordance with IFC Chapter 4 (required before fire final approval) on the building permit).
- e) A Fire Department Connection (FDC) shall be located within 100 ft of a fire hydrant.
- f) Fire Sprinkler Flow shall activate exterior fire alarm notification device.
- g) A cover/canopy "U occupancy" over the trash dumpster is not required to have fire sprinklers if the dumpster is located over 10' from other buildings.
- h) A Manual Pull for UL300 System shall be a minimum of 10' and maximum of 20' from a cooking line (not located directly on the cooking appliance).

Reviewer: Kevin Carolan (425) 452-7832

Authority: International Fire Code Chapter 9

D. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY:

1. **Landscape Installation Assurance Device:** If a Temporary Certificate of Occupancy is requested prior to completion of the landscaping installation the applicant shall file with the Development Services Department a landscape

installation assurance device equal to 150% of the cost of labor and materials for any landscaping that has not yet been installed.

Reviewer: Carol Hamlin, 425-452-2731
Development Services Department
Authority: Land Use Code 20.40.490

2. **Landscape Maintenance Assurance Device:** The applicant shall file with the Development Services Department a landscape maintenance assurance device in the form of an assignment of savings or letter of credit for 20% of the cost of labor and materials for all landscaping on the site.

Reviewer: Carol Hamlin, 425-452-2731
Development Services Department
Authority: Land Use Code 20.40.490

3. **All Signage to Comply with Bellevue Sign Code:** The applicant shall submit separate sign permit applications. Such signs shall be architecturally compatible with the building. Individual letters are required for building mounted signs. No freestanding signs, cabinet signs or signs above the building roof are permitted, except as permitted in the Sign Code Bellevue City Code 22B.10.

Reviewer: Carol Hamlin, 425-452-2731
Development Services Department
Authority: Bellevue City Code 22B.10

4. **Street Frontage Improvements:** All street frontage improvements, on-site circulation improvements, and other required transportation elements must be constructed by the applicant and accepted by the Transportation Department Inspector. All required improvements must be constructed per the approved plans or as directed by the Transportation Department inspector. Bonding or other types of assurance devices will not be accepted in lieu of construction.

Reviewer: Carl Wilson, 425-452-4228
Authority: BCC 14.60; Comprehensive Plan Policy UT-39;
Transportation Department Design Manual.

5. **Pavement Restoration:** Near this project, 156th Avenue is presently classified as "Overlay Required." Any trenching in the street or damage to the street surface during construction will require a grind and overlay at least 50 feet long for the full width of any affected lane. The exact extent of any required pavement restoration will be determined in the Right of Way Use Permit for this development.

Reviewer: Tim Stever (425) 452-4294
Authority: BCC 14.60. 250; Design Manual Design Standard #21



McDonald's
1401 156th Avenue NE
Bellevue, WA

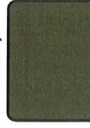
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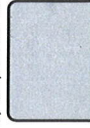
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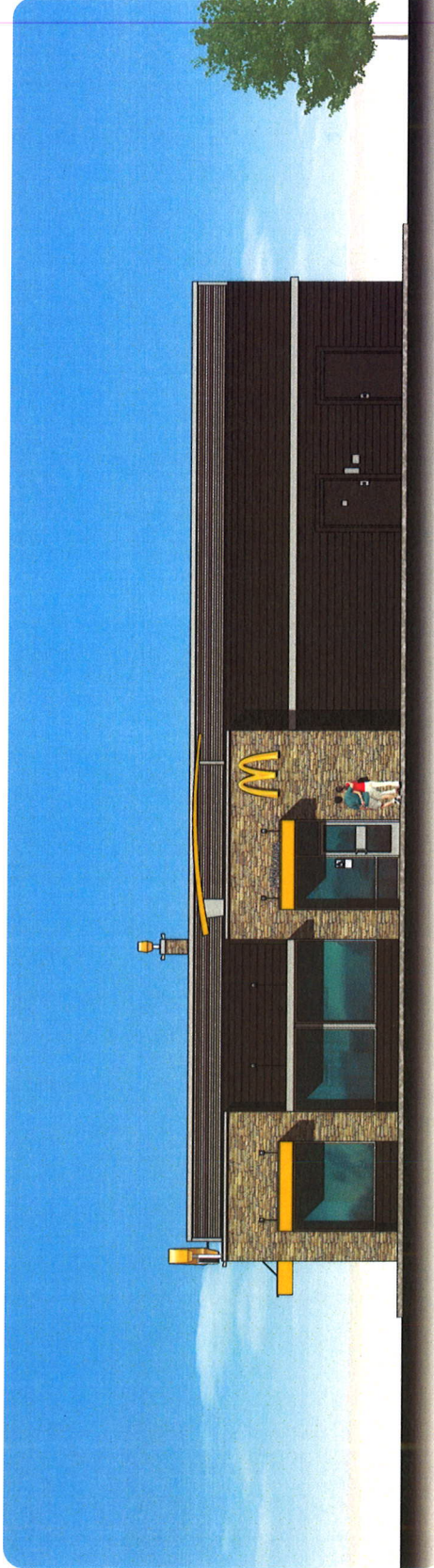
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City Scraps Metal - ERA



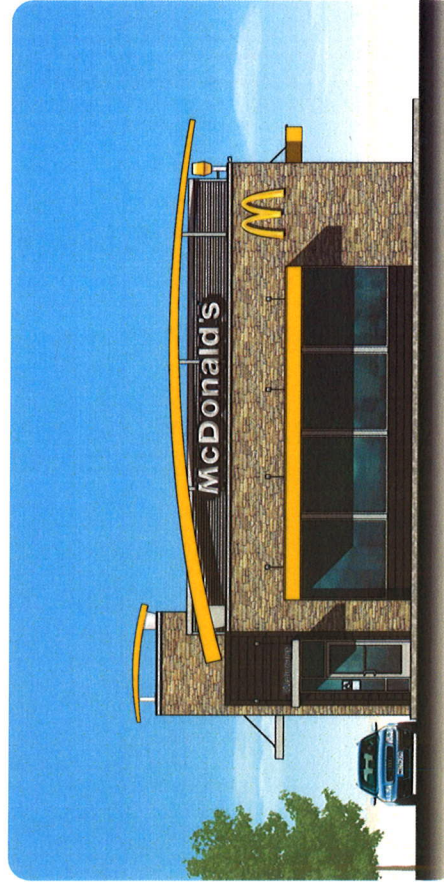
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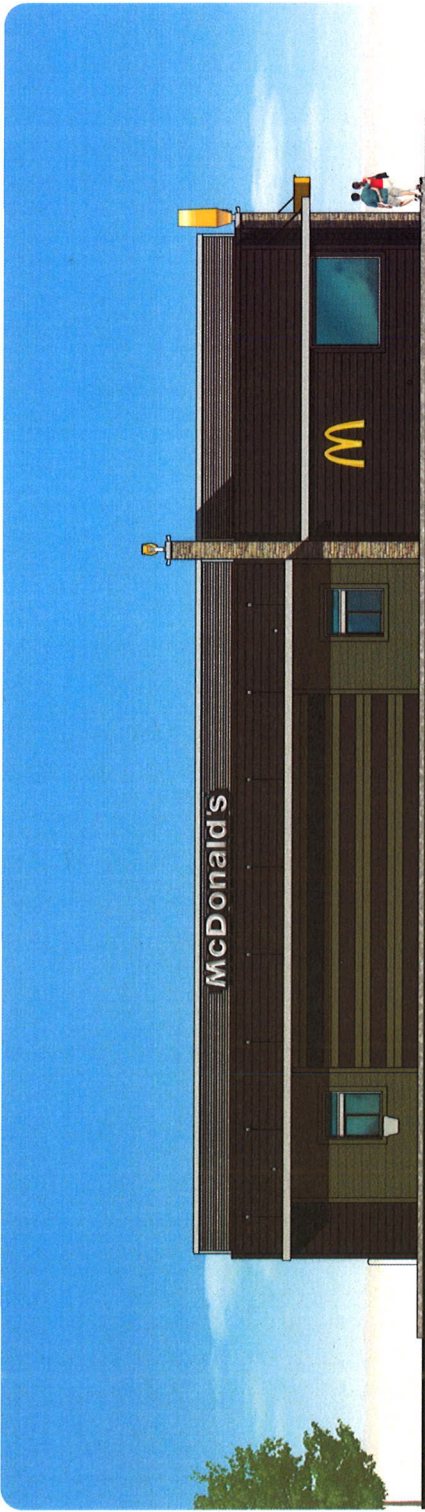
Cultured Stone
"Southwest LedgeStone"



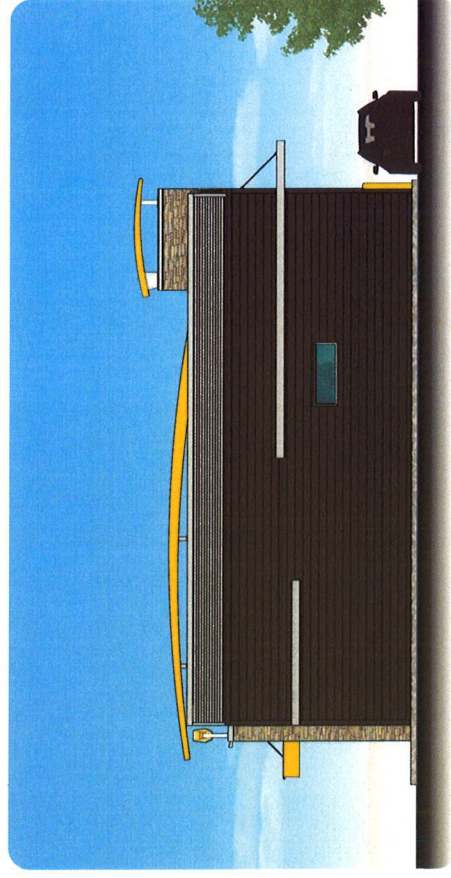
North Elevation



East Elevation

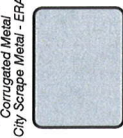


South Elevation

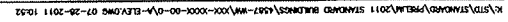


West Elevation

Color Legend:



McDonald's
1401 156th avenue NE
Bellevue, WA



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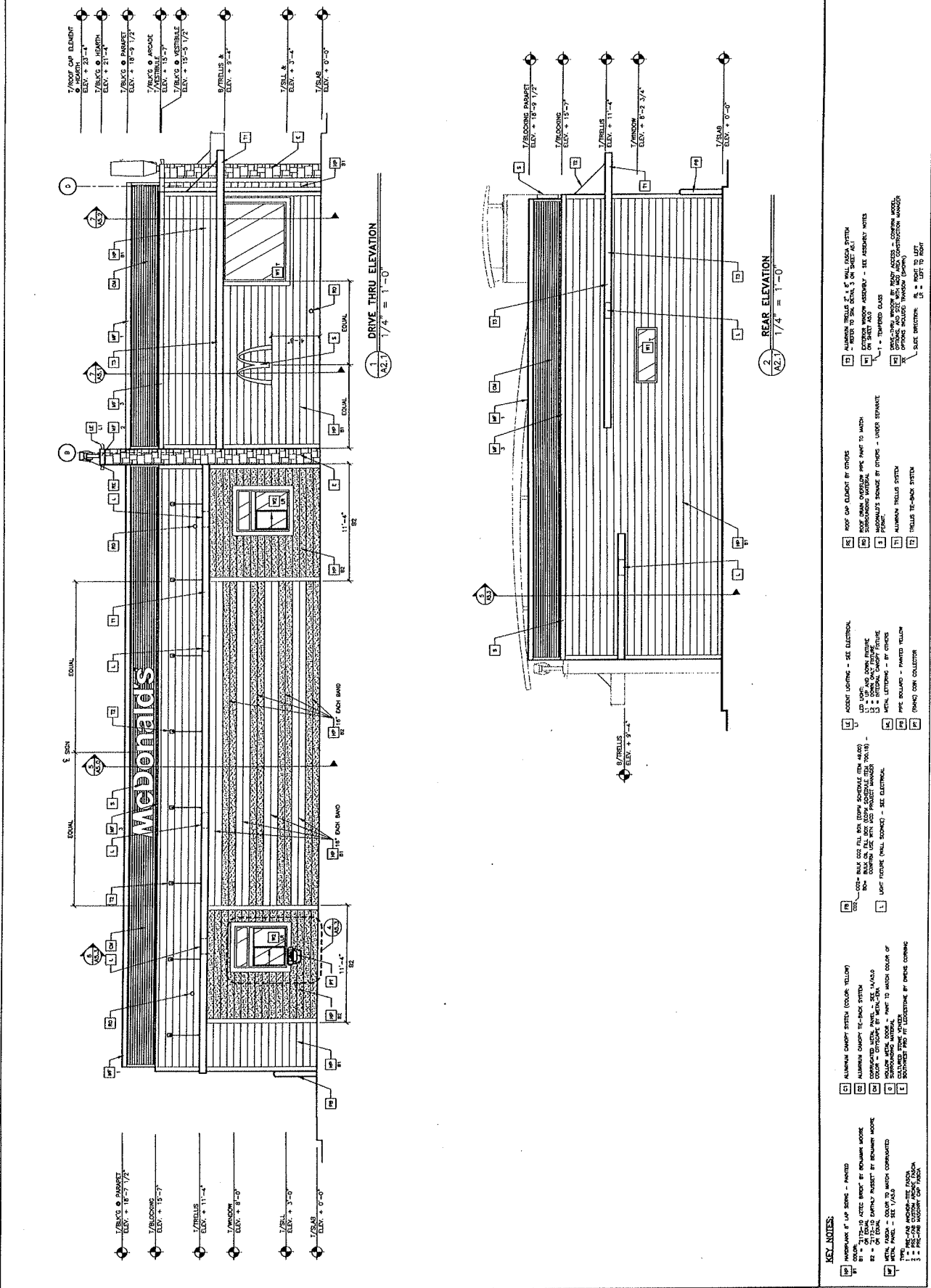
2011 STANDARD BUILDING
4287-WOOD/WOOD
REAR ELEVATION

DATE ISSUED
OCT 2011
DATE REVISION
OCT 2011
PROJECT NO.
4287-WOOD/WOOD
SHEET NO.
A2.1

McDonald's USA, LLC
© 2011 McDonald's USA, LLC
McDonald's USA, LLC
McDonald's USA, LLC

Stantec
McDonald's USA, LLC
McDonald's USA, LLC

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NW 1/4 OF SW 1/4 OF SECTION 26, TOWNSHIP 25 N, RANGE 05 E., W.M.
BELLEVUE, KING COUNTY, WA



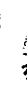
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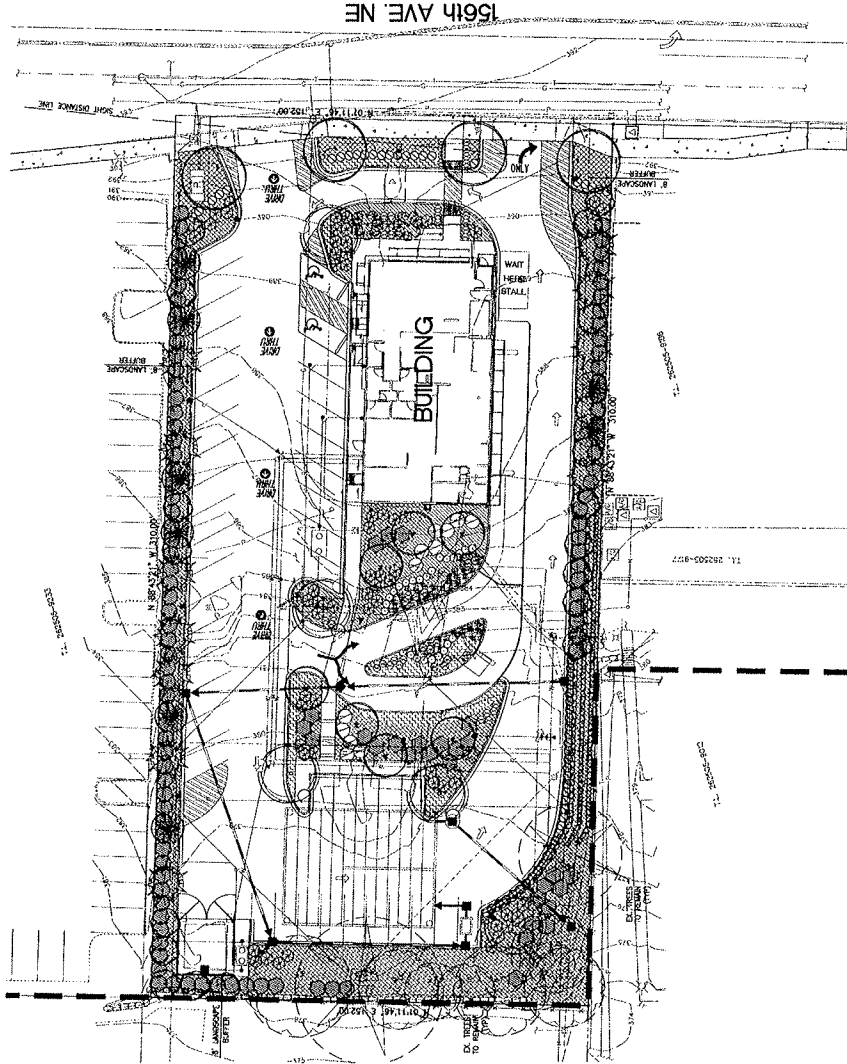
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












































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NW 1/4 OF SW 1/4 OF SECTION 26, TOWNSHIP 25 N, RANGE 05 E., W.M.
BELLEVUE, KING COUNTY, WA



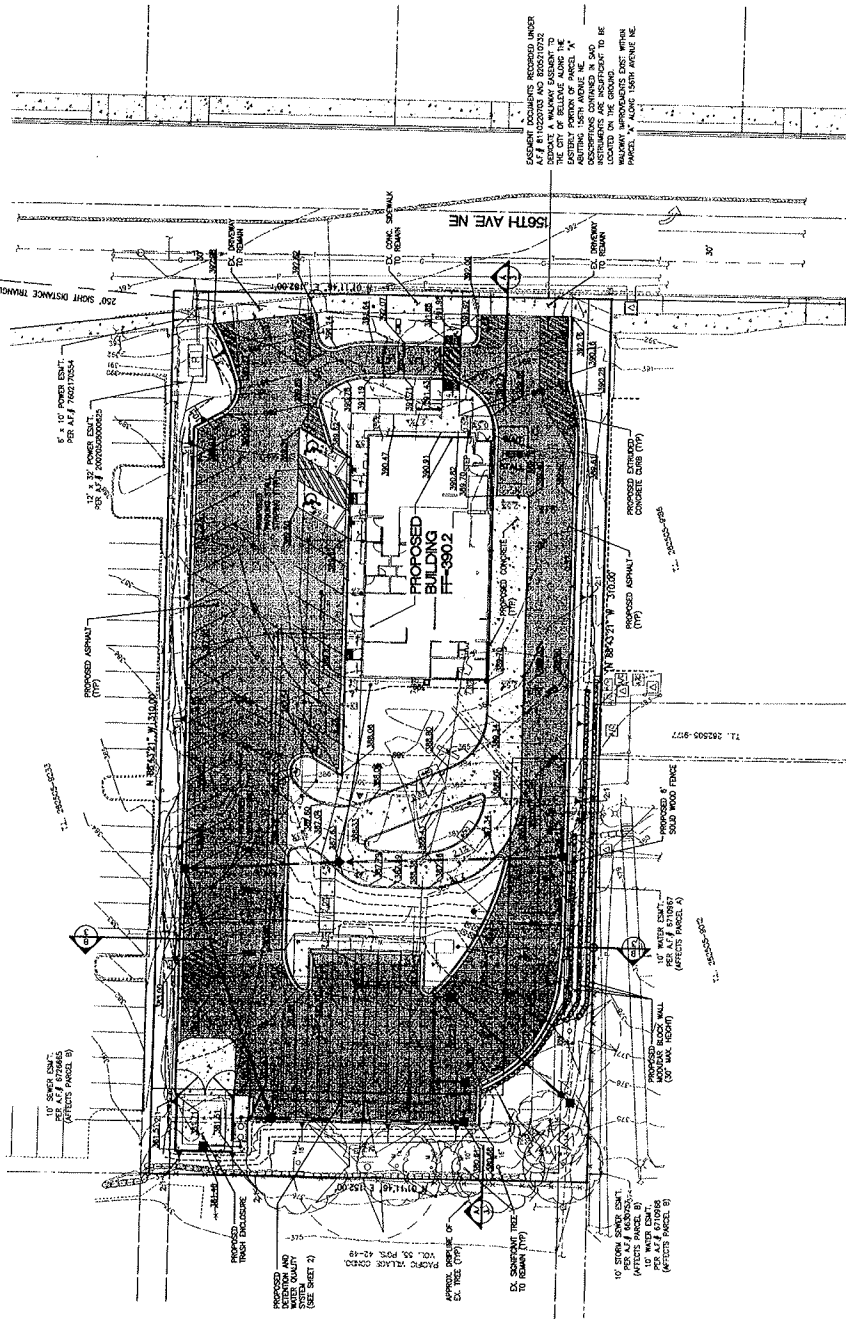
| SYMBOL | BOTANICAL / COMMON NAMES | SIZE | CONDITION | SPACING | QUANTITY | REMARKS |
|---|--|----------------------------|-----------|---------|----------|---|
|  | TREES: | | | | | |
|  | CAUDICIFORM CEDARUS / INCENSE CEDAR | 8" - 9" DBH 2" DIAL MIN | AS SHOWN | 8 | | STAKE & CHIT ONE CORNER STAKE NORTHERN CORNER, STAKE SOUTHERN CORNER, STAKE NORTHERN CORNER, MULTI-TANK |
|  | CORNUS VULSA / KOSA DODOMO | 8" - 9" DBH 2" DIAL MIN | AS SHOWN | 7 | | STAKE & CHIT ONE CORNER STAKE NORTHERN CORNER, STAKE SOUTHERN CORNER, STAKE NORTHERN CORNER, MULTI-TANK |
|  | QUERUS THUNBERGII 'VIRGAT' / SAKURAI, WHITE LOCUST | 3" DIAL | AS SHOWN | 4 | | STAKE & CHIT ONE CORNER STAKE NORTHERN CORNER, STAKE SOUTHERN CORNER, STAKE NORTHERN CORNER, MULTI-TANK |
|  | LOQUAMIA STYRACIA 'VANDERHOF' / LUTHERAN STREET CUM | 3" DIAL | AS SHOWN | 5 | | STAKE & CHIT ONE CORNER STAKE NORTHERN CORNER, STAKE SOUTHERN CORNER, STAKE NORTHERN CORNER, MULTI-TANK |
|  | PAVLOVA THOMASIA 'TETRA' / SPINDLY COLUMNAR APPLES | 2" DIAL | AS SHOWN | 19 | | STAKE & CHIT ONE CORNER STAKE NORTHERN CORNER, STAKE SOUTHERN CORNER, STAKE NORTHERN CORNER, MULTI-TANK |
|  | PERSEAETHA WANDER / BUCKLES PIN | 2" - 4" DBH 2" DIAL MIN | AS SHOWN | 11 | | STAKE & CHIT ONE CORNER STAKE NORTHERN CORNER, STAKE SOUTHERN CORNER, STAKE NORTHERN CORNER, MULTI-TANK |
|  | DOERING DOERING TREE | 94" TOTAL | | | | STAKE & CHIT ONE CORNER STAKE NORTHERN CORNER, STAKE SOUTHERN CORNER, STAKE NORTHERN CORNER, MULTI-TANK |
|  | SIGNIFICANT TREE REPLACEMENT TREES 1:1.2 LOST SIGNIFICANT TREE PLAN | | | | | STAKE & CHIT ONE CORNER STAKE NORTHERN CORNER, STAKE SOUTHERN CORNER, STAKE NORTHERN CORNER, MULTI-TANK |
|  | SHRUBS: | | | | | |
|  | ARISTIDA UNDO 'UNIVERSITY' / UNDEVELOPED STAMEN TREE | 21" - 24" | 5' O.C. | 86 | | WATCHED HEIGHT AND FORM |
|  | HAMMERS INTERIOR 'MIRROD PRINCE' / ANGLIC PRINCE WOOD WALL | 30" - 36" | AS SHOWN | 2 | | WATCHED HEIGHT AND FORM |
|  | LEA CRISTINA 'CRISTINA' / MANDALAY | 30" - 36" HT. 3' O.C. | 59 | | | WATCHED HEIGHT AND FORM |
|  | MANDALAY 'MANDALAY' / OREGON DUNE | 21" - 24" | 5' O.C. | 27 | | 3 ONES MINIMUM |
|  | MANDALAY DOMESTICA / HAVENLY BARRIO | 18" - 21" | 3' O.C. | 24 | | 3 ONES MINIMUM |
|  | PHODODENDRON 'UNIQUE' / NO COMMON NAME | 21" - 24" | 5' O.C. | 12 | | |
|  | PHODODENDRON 'UNIQUE' / NO COMMON NAME | 1 GALLON | 2.5' O.C. | 54 | | |
|  | VERBENA DUTCH / NO COMMON NAME | 18" - 21" | 3.5' O.C. | 67 | | |
|  | GROUNDCOVERS: | | | | | |
|  | ERGO GARGA 'VERBENA' / SPINDLY CORNER | 1 GALLON | 24" O.C. | AS REQD | | HOLD 14" FROM BORDERS, SHRUBS AND TREES |
|  | ERGO GARGA 'VERBENA' / SPINDLY CORNER | 1 GALLON | 24" O.C. | AS REQD | | HOLD 14" FROM BORDERS, SHRUBS AND TREES |
|  | ERGO GARGA 'VERBENA' / SPINDLY CORNER | 4" POT | 12" O.C. | AS REQD | | HOLD 14" FROM BORDERS, SHRUBS AND TREES |
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|---------------------|-----------------|
| Job Number 14109 | Sheet 5 of 5 |
|---------------------|-----------------|

FOR

NW 1/4 OF SW 1/4 OF SECTION 26, TOWNSHIP 25 N, RANGE 05 E, WM.
BELLEVUE, KING COUNTY, WA



EASEMENT DOCUMENTS RECORDED UNDER
8/11/200703 AND 8/205210732
DEDICATE A WALKWAY EASEMENT TO
THE CITY OF BELLEVUE ALONG THE
EASTERLY PORTION OF PARCEL "A"
SUBSTITUTING 156TH AVENUE NE
DESCRIPTIONS CONTAINED IN SAID
INSTRUMENTS ARE INSUFFICIENT TO BE
LOCATED ON THE GROUND.
WALKWAY IMPROVEMENTS EXIST WITHIN
PARCEL "A" ALONG 156TH AVENUE NE

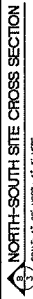
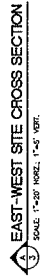
CUT = 950 CY
FILL = 2,950 CY

CALL BEFORE YOU DIG:
1-800-424-5555

UTILITY CONFLICT NOTE:

CAUTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES AND SURFACES THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5535 AND THEN POT HOULING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSESS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNPERTURBED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. THE CONTRACTOR SHALL CONSULT BARGAINMEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

[illegible]



CAUTION: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHENEVER SHOWN ON THESE PLANS OR NOT BY TIE HOLES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHENEVER SHOWN ON THESE PLANS OR NOT BY TIE HOLES. THIS SHALL INCLUDE CALLING UTILITY LOCATOR # 1-800-944-6355 AND TIE-IT HOLES. ALL OF THE EXISTING UTILITIES AT LOCATIONS OF SAND UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNCOMPLETED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. CONTRACTORS SHOULD OBTAIN THE CONTRACTOR SHALL CONSULT BARNHARTSON CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

ENVIRONMENTAL CHECKLIST

4/18/02

Thank you in advance for your cooperation and adherence to these procedures. If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

INTRODUCTION**Purpose of the Checklist:**

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the City of Bellevue identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the City decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Answer the questions briefly, with the most precise information known, or give the best description you can. You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer or if a question does not apply to your proposal, write "do not know" or "does not apply." Giving complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the Planner in the Permit Center can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. Include reference to any reports on studies that you are aware of which are relevant to the answers you provide. The City may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impacts.

Use of a Checklist for Nonproject Proposals: *A nonproject proposal includes plans, policies, and program where actions are different or broader than a single site-specific proposal.*

For nonproject proposals, complete the Environmental Checklist even though you may answer "does not apply" to most questions. In addition, complete the Supplemental Sheet For Nonproject Actions available from Permit Processing.

For nonproject actions, the references in the checklist to the words *project*, *applicant*, and *property* or *site* should be read as *proposal*, *proposer*, and *affected geographic area*, respectively.

Attach an 8 1/2 x 11 vicinity map which accurately locates the proposed site.

Received
DEC 20 2011
Permit Processing

ENVIRONMENTAL CHECKLIST

4/18/02

If you need assistance in completing the checklist or have any questions regarding the environmental review process, please visit or call the Permit Center (425-452-6864) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Our TTY number is 425-452-4636.

BACKGROUND INFORMATION

Property Owner: McDonald's Gomez Northwest

Proponent: Barghausen Consulting Engineers, Inc.

Contact Person: Ivana Halvorsen

(If different from the owner. All questions and correspondence will be directed to the individual listed.)

Address: 18215 – 72nd Avenue South, Kent, WA 98032

Phone: (425) 251-6222

Proposal Title: McDonald's Crossroads - Rebuild

Proposal Location: 1401 - 156th Avenue S.E., Bellevue, Washington
Cross Street: S.E. 14th Street

(Street address and nearest cross street or intersection) Provide a legal description if available.

Please see the attached Legal Description.

Please attach an 8 1/2- by 11-inch vicinity map that accurately locates the proposal site.

Please see the attached Vicinity Map.

Give an accurate, brief description of the proposal's scope and nature:

1. General description: ^{4,085 sf} Demolition and removal of existing McDonald's Restaurant and site improvements for the construction of a new McDonald's Restaurant ^{3,910 sf} with 45 new parking stalls ✓
2. Acreage of site: 1.08 acre (47,120 square feet) ✓
3. Number of dwelling units/buildings to be demolished: Not applicable 1 bldg. to be demolished ✓
4. Number of dwelling units/buildings to be constructed: Not applicable
5. Square footage of buildings to be demolished: 4,085-square-foot single-story McDonald's Restaurant
6. Square footage of buildings to be constructed: 3,910 gross square-foot McDonald's Restaurant
7. Quantity of earth movement (in cubic yards): Approximately 3,000 cubic yards of imported fill and approximately 1,000 cubic yards of cut material that will be reused on site. ✓
8. Proposed land use: McDonald's Restaurant with double drive thru

9. Design features, including building height, number of stories and proposed exterior materials: The project includes a single-story structure 16 feet in height. The exterior materials will consist primarily of hardi plank with stone veneer accents and architectural treatments.

10. Other



Estimated date of completion of the proposal or timing of phasing:

Upon approval and issuance of all applicable approvals and permits, construction will begin in spring 2012.
The construction of this project will occur in one phase.

Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

To our knowledge there are no plans for future additions, expansions, or further activity associated with this project.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- ALTA and Topographic Survey prepared by Otak, Inc. dated August 21, 2008
- Geotechnical Engineering Report prepared by The Riley Group Inc. updated October 14, 2011
- Preliminary Storm Drainage Report prepared by Barghausen Consulting Engineers, Inc. dated December 15, 2011


Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. List dates applied for and file numbers, if known.

No governmental approvals are pending.

List any government approvals or permits that will be needed for your proposal, if known. If permits have been applied for, list application date and file numbers, if known.

Local

City of Bellevue

- SEPA Threshold Determination
 - Design Review
 - Utilities Developer Extension Agreement
 - Clearing and Grading Permit
 - Demolition Permit
 - Building Permit
 - Sign Permit
- 

Regional

King County Public Health

- Permanent Food Service Permit

Puget Sound Clean Air Agency

- Demolition Permit

Federal

None

Please provide one or more of the following exhibits, if applicable to your proposal.
(Please check appropriate box(es) for exhibits submitted with your proposal):

- ☐ Land Use Reclassification (rezone) Map of existing and proposed zoning
- ☐ Preliminary Plat or Planned Unit Development
Preliminary plat map

- ✓ Clearing & Grading Permit
Plan of existing and proposed grading
Development plans
- ✓ Building Permit (or Design Review)
Site plan
Clearing & grading plan

- ☐ Shoreline Management Permit
Site plan

A. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site: ☐ Flat ☒ Rolling ☐ Hilly ☐ Steep Slopes ☐ Mountains ☐ Other

The site slopes downward to the west.

- b. What is the steepest slope on the site (approximate percent slope)?

The steepest grades on the site are approximately 10 percent.

- c. What general types of soil are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

Soils on the site are Alderwood Gravelly Sandy Loam (AgB), which is glacial till (map unit QvT).

*See
geotechnical
report
of record*

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

The applicant is not aware of any unstable soils in the immediate vicinity.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Site grading will occur to fill the west end of the site with imported fill material and reuse of excavated material. Grading on site will include fill for the west end of the site as well as excavation for the storm drainage system (vault) at the west end of the site. Fill material will come from an approved source and no export of material is expected.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Air and water erosion of soils during grading and filling is a possibility, but is not anticipated to be significant.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 71 percent of the site will be covered in impervious surface, including the building, concrete, and asphalt. Overall, the net impervious area of the site is reduced with the redevelopment.

✓

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

A Temporary Erosion and Sedimentation Control (TESC) plan will be designed and implemented prior to construction in accordance with City of Bellevue standards.

*Erosion control per
clear and grade
permit.
BCC 23.76*

✓

2. AIR

- a. What types of emissions to the air would result from the proposal (i.e. dust, automobile odors, and industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

During construction, there will be construction equipment exhaust that will be emitted from vehicles using gasoline or diesel fuels. These emissions will be temporary in nature and, in our opinion, will not have a lasting or harmful affect on the project or adjacent properties. There may also be airborne dust particles affecting air quality, principally during the grading and filling phase of the project. The amount of airborne dust particles is anticipated to be minimal.

Following construction, no change to the current levels of emissions is expected as the use will be the same. The new building will likely have improved ventilation systems for the restaurant cooking equipment.

Construction
dust
suppression
measures
per
BCC 23.76

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No off-site emissions are expected to impact the project.

- c. Proposed measures to reduce or control emissions or other impacts to the air, if any:

Measures to reduce or control emissions during construction will include the use of Best Management Practices outlined in the temporary erosion control plan to be prepared for this project.

per
clear & grade
permit
BCC 23.76

3. WATER

- a. Surface

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no surface water bodies in the vicinity of the project.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If Yes, please describe and attach available plans.

This item does not apply.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

This item does not apply.

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

This item does not apply.

- (5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The site is not within any 100-year floodplain.

- (6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

This item does not apply.

b. Ground

- (1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description.

No ground water will be withdrawn, nor will water be discharged to ground water. On-site stormwater will be collected in a series of catch basins and routed to an on-site detention and water quality system prior to release into the existing storm water conveyance system that flows to the west. ✓

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.) Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

This item does not apply.

c. Water Runoff (Including storm water)

- (1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Water runoff will occur from precipitation falling on impervious surfaces and to a lesser extent from the landscape planting areas. As described above, project generated stormwater will be collected in a series catch basins that will be routed to the on-site stormwater detention and water quality system prior to release into the existing storm water conveyance system that flows to the west. The site is located in the Kelsey Creek Basin within WRIA 8 Lake Washington watershed.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

Ground or surface water impacts are unlikely to occur with this project; however, impacts are possible without the mitigation measures described in Item No. 3d.

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

There are a variety of measures proposed to reduce or control surface and runoff water impacts. In summary:

- A Temporary Sedimentation and Erosion Control Plan will be prepared and approved prior to construction and will be satisfactorily maintained until construction is completed and the potential for on-site erosion has passed.
- All stormwater will be collected and routed through a storm water detention and water quality system prior to release to the existing storm drainage conveyance system.

4. Plants

a. Check or circle types of vegetation found on the site:

- ☒ deciduous tree: alder, maple, aspen, other
☒ evergreen tree: fir, cedar, pine, other

*Subject to seasonal
restrictions. Standard
EC measures.
BLC 23.76*

*SWPPP
Storm drainage
per city req'ts
BLC 24.06*

- ☒ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation:

- b. What kind and amount of vegetation will be removed or altered?

All interior landscaping and several large trees will be removed with redevelopment.

- c. List threatened or endangered species known to be on or near the site.

The applicant is not aware of any threatened or endangered plant species on or near the site.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The existing evergreen trees along the west and south property lines will be retained to the maximum extent feasible. Due to site conditions, imported fill and retaining walls are needed for the redevelopment, which will force the removal of some trees on the south property line.

*Alternative landscape
option luc 20,20,520,5
Landscaping
+ tree retention
per luc
20,20,520
+
20,20,900*

5. ANIMALS

- a. Check or circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

- ☒ Birds: hawk, heron, eagle, songbirds, other
- ☐ Mammals: deer, bear, elk, beaver, other
- ☐ Fish: bass, salmon, trout, herring, shellfish, other

- b. List any threatened or endangered species known to be on or near the site.

The applicant is not aware of any threatened or endangered animal species on or near the site.

- c. Is the site part of a migration route? If so, explain.

The Pacific Flyway, which encompasses the majority of the state, is a migratory route for waterfowl.

- d. Proposed measures to preserve or enhance wildlife, if any:

Several mature evergreen trees will be retained and the site will be re-landscaped with ornamental and native plant materials.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy need? Describe whether it will be used for heating, manufacturing, etc.

The completed project will utilize electricity and natural gas to meet its energy needs.

- b. Would your project affect potential use of solar energy by adjacent properties? If so, generally describe.

The proposed structure will not reduce the capacity for adjacent properties to use solar energy.

- c. What kinds of energy conservation features are included in the plans of the proposal? List other proposed measures to reduce or control energy impacts, if any:

The new restaurant will comply with Washington State Energy Codes.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

The project will not pose any environmental health hazards.

- (1) Describe special emergency services that might be required.

No special emergency services are anticipated to be required for the completed project.

- (2) Proposed measures to reduce or control environmental health hazards, if any:

None.

- b. Noise

- (1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Ambient noise from the surrounding neighborhood includes vehicles travelling on the adjacent roadway and incidental sound associated with retail commercial and office uses, none of which are expected to affect the completed project.

- (2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

On a short term basis, it is possible that the construction activities will generate noise due to construction equipment, power tools, and grading equipment. On a long-term basis, the only noise generated by the completed project would include vehicles entering and exiting the site typical to current levels.

- (3) Proposed measures to reduce or control noise impacts, if any:

None.

< Noise
subject to
BCC 9.18

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties?

The site is currently developed with a McDonald's Restaurant. Surrounding uses include:

North: Retail and Dining

South: Retail *and Residential MF*

East: Retail

West: Residential Condominiums

- b. Has the site been used for agriculture? If so, describe.

The applicant is not aware of prior use of the site for agriculture.

- c. Describe any structures on the site.

The site contains an existing McDonald's Restaurant and a trash enclosure.

- d. Will any structures be demolished? If so, what?

All existing on-site improvements will be razed and removed from the site.

- e. What is the current zoning classification of the site?

Community Business.

Transition Overlay

- f. What is the current comprehensive plan designation of the site?

Community Business, ~~Transition Overlay~~.

*Crossroads
Subarea*

- g. If applicable, what is the current shoreline master program designation of the site?

This item does not apply.

- h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

Not to our knowledge.

- i. Approximately how many people would reside or work in the completed project?

Approximately 20 people will work in the project (in shifts).

- j. Approximately how many people would the completed project displace?

No employees will be displaced.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

None.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project complies with the land use and development code standards applicable to the site and use. ✓

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

This item does not apply.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

This item does not apply.

- c. Proposed measures to reduce or control housing impacts, if any:

This item does not apply.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The bank building, including all architectural features will be approximately 20 feet in height. The principal exterior material will consist of hardi plank with stone veneer accents.

23' 4"

- b. What views in the immediate vicinity would be altered or obstructed?

No views will be obstructed. Views of the site will be altered by the newer building.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

The new building and landscaping will update the site to be more consistent with its surroundings.

✓

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

No light or glare is expected to occur from construction activities. Following construction, light will be provided by lot and building lights. Any lighting impacts will occur during the evening hours and during the late afternoon hours in the winter months.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Light and glare is not anticipated to be a safety hazard or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal?

Existing off-site sources of light include street lighting and headlamps from vehicles on the adjacent roadway. These are not expected to adversely affect this project.

- d. Proposed measures to reduce or control light or glare impacts, if any:

The completed project will control light and glare with the use of lot light shields to reduce the potential for light spill-over onto adjacent properties.

Cut off shields per → LUC 20, 20, 522

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Crossroads golf course and several small neighborhood parks are within 1 mile of the site.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

✓

13. Historic and Cultural Preservation

- a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

The applicant is not aware of any historical or cultural importance of the site or the surrounding area.

- b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

This item does not apply.

- c. Proposed measures to reduce or control impacts, if any:

This item does not apply.



14. Transportation

- a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any:

The site accesses 156th Avenue N.E. with two existing driveways, one for entering vehicles and one for exiting vehicles.

- b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

Metro Route 245 provides transit service to 156th Avenue N.E. with a stop just north of the site at N.E. 5th Street.

- c. How many parking spaces would the completed project have? How many would be project eliminate?

The completed project will have ~~38~~⁴⁵ parking stalls; the existing site has 52 parking stalls; 14 parking stalls will be eliminated to accommodate increased perimeter landscaping and the redevelopment. Parking demand for a typical McDonald's Restaurant is consistent with the parking provided.

- d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No new roads are required. A new driveway connection to the commercial property to the north is currently being negotiated with the adjoining property owner. If all parties agree, the new driveway would enable McDonald's customers to access the signal at N.E. 15th Street.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

The redevelopment will not increase the vehicular trips from the project as the new restaurant building is smaller than the existing building.

- g. Proposed measures to reduce or control transportation impacts, if any:

No transportation control measures are triggered by the redevelopment project.

Transportation
Impact Fees per
BCC 22.16.
ROW use
permit



15. Public Services

- a. Would the project result in an increased need for the public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

No.

- b. Proposed measures to reduce or control direct impacts on public services, if any:

None are proposed.

16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Sanitary Sewer : City of Bellevue
Water : City of Bellevue
Storm Drainage : City of Bellevue
Power : Puget Sound Energy
Telephone: : Qwest
Gas : Puget Sound Energy

The project will install pipes equal to and exceeding 8-inches in diameter for stormwater and potentially water and/or sanitary sewer. On and off-site pipe installations are possible. If impacts to private property or critical areas result from utility installations, the impacts will be mitigated as required.

Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature Wana HJ

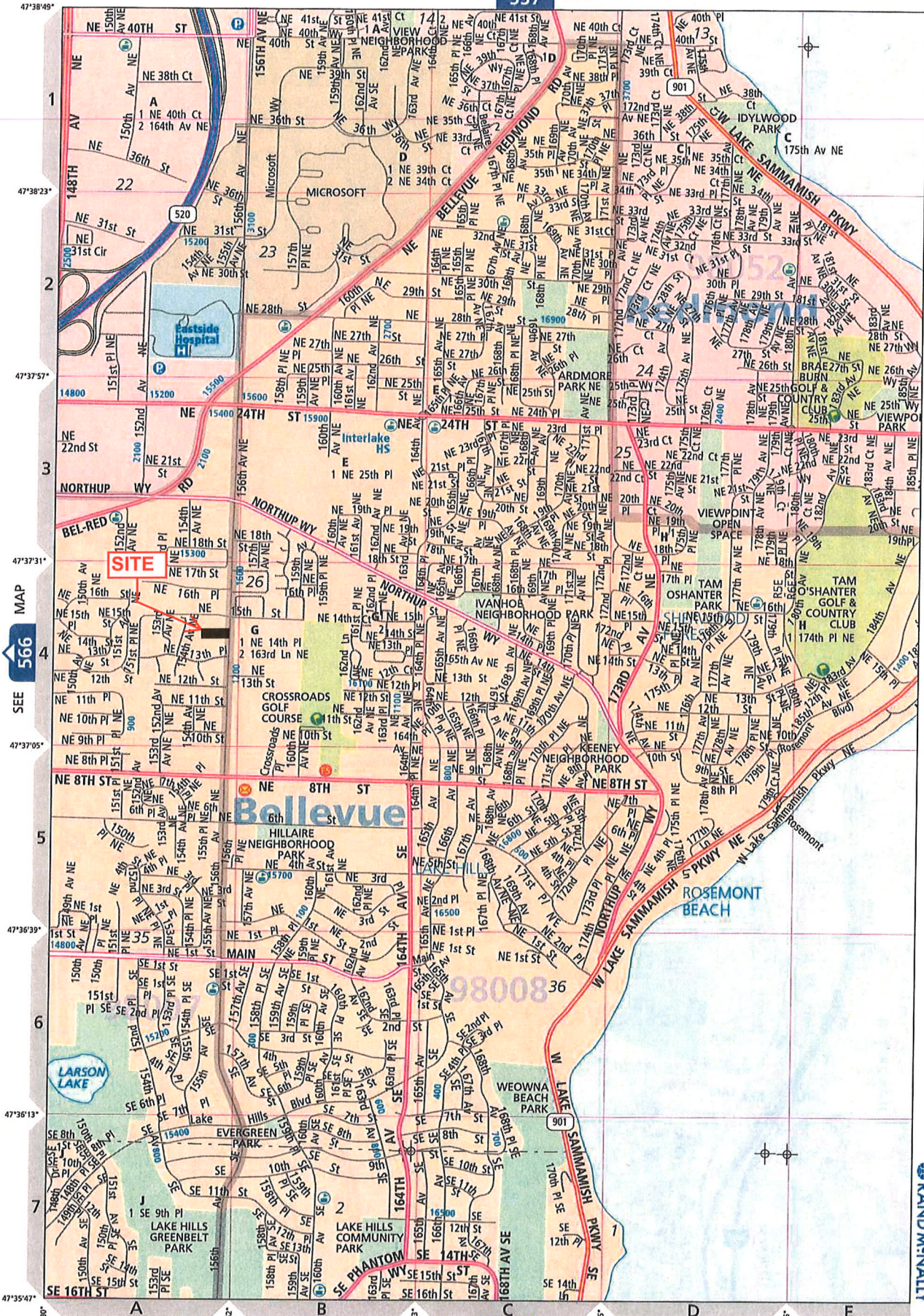
Date Submitted 12/26/2011





KING CO.

SEE 537 MAP



RAND McNALLY

SEE 597 MAP

CHICAGO TITLE INSURANCE COMPANY
A.L.T.A. COMMITMENT
SCHEDULE A
(Continued)

Order No.: 1269762
Your No.:

LEGAL DESCRIPTION EXHIBIT
(Paragraph 4 of Schedule A continuation)

PARCEL A:

THE EAST 220 FEET OF THE SOUTH 152 FEET OF THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 1°11'55" WEST ALONG THE EAST LINE THEREOF 330.00 FEET;
THENCE NORTH 88°43'21" WEST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 30 FEET TO THE WEST LINE OF 156TH AVENUE NORTHEAST TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88°43'21" WEST 644.76 FEET;
THENCE SOUTH 1°16'39" WEST 330.00 FEET;
THENCE SOUTH 88°43'21" EAST 645.21 FEET TO THE WEST LINE OF 156TH AVENUE NORTHEAST;
THENCE NORTH 1°11'55" EAST 330.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:

THAT PORTION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 25 NORTH, RANGE 5 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SUBDIVISION;
THENCE SOUTH 1°11'55" WEST ALONG THE EAST LINE THEREOF 330.00 FEET;
THENCE NORTH 88°43'21" WEST PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 30 FEET TO THE WEST LINE OF 156TH AVENUE NORTHEAST;
THENCE SOUTH 1°11'55" WEST ALONG SAID LINE 178.00 FEET;
THENCE NORTH 88°43'21" WEST, PARALLEL WITH THE NORTH LINE OF SAID SUBDIVISION 220.00 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88°43'21" WEST 90.00 FEET;
THENCE SOUTH 1°11'55" WEST, PARALLEL WITH THE EAST LINE OF SAID SUBDIVISION 152.00 FEET TO THE SOUTH LINE OF THE NORTH 660.00 FEET THEREOF;
THENCE SOUTH 88°43'21" EAST 90.00 FEET TO THE SOUTHWEST CORNER OF THAT CERTAIN TRACT OF LAND CONVEYED UNDER AUDITOR'S FILE NUMBER 6630757;
THENCE NORTH 1°11'55" EAST, ALONG THE WEST LINE THEREOF, 152.00 FEET TO THE TRUE POINT OF BEGINNING.